

<b>Committee date</b>	Monday, 16 December 2019
<b>Application reference</b>	19/00366/FULM - W H Sports Club Limited, 8 Park Avenue
<b>Site address</b>	
<b>Proposal</b>	Improvements to existing sports club, including the demolition of existing function hall and the erection of a first floor extension to provide a new function hall, erection of a single storey meeting room/store extension, construction of an indoor multi-purpose fitness studio, new outdoor floodlit multi use games area (MUGA), reconfiguration of existing sports club carpark, and the erection of a 4-storey residential development to provide 23 no. 1 and 2 bedroom dwellings with separate access from Cassio Road.
<b>Applicant</b>	Mr Glen Tomlinson
<b>Agent</b>	BPTW
<b>Type of Application</b>	Full planning application
<b>Reason for committee Item</b>	Major application
<b>Target decision date</b>	01 July 2019
<b>Statutory publicity</b>	Press advertisement and site notice
<b>Case officer</b>	Paul Baxter, paul.baxter@watford.gov.uk
<b>Ward</b>	Vicarage

## 1. Recommendation

Grant planning permission as set out in section 8 of this report.

## 2. Site and surroundings

2.1 West Herts Sports Ground is located in designated Open Space, as shown on the "saved" Proposals Map of the Watford District Plan 2000 (WDP2000), with access from Park Avenue. The application site comprises the whole sports ground site, including a 0.11ha parcel of land fronting Cassio Road which has been the subject of a series of temporary planning permissions from 1984 for a single storey modular building. The temporary planning permissions from 2002 have granted consent for a modular building to provide health services for the homeless. The NHS previously leased the site from West Herts Sports Club, however, they vacated the site at the end of 2018 because their lease expired and was not renewed. The modular building has now been removed from the site and the land currently consists of hard surfacing which is enclosed by fences. The proposed 4 storey residential building forming part of

this application would be sited on the land formerly occupied by the temporary community health use.

- 2.2 The clubhouse and car park of West Herts Sports Ground is located outside the designated Open Space. The sports ground includes tennis courts, a cricket pitch and cricket nets.
- 2.3 The 0.11ha parcel of land adjacent to No. 85 Cassio Road is served by a vehicular crossover onto Cassio Road, which previously provided access to the temporary community health use. It also provides access to a substation adjacent to the tennis courts. Cassio Road is classified as a Class A Principal Road (Main Distributor). The clubhouse and car park of West Herts Sports Club is served by a vehicular access from Park Avenue, which is an unclassified road. The car park currently provides 91 car parking spaces.
- 2.4 The application site is in a sustainable location due to its proximity to services and passenger transport facilities in the town centre. It is also within the Central/West Watford Controlled Parking Zone.
- 2.5 The existing clubhouse is not listed and the site is not located within a designated conservation area. No trees on site are protected by a tree preservation order.
- 2.6 West Herts Sports Ground is bordered on 3 sides by predominantly 2-storey residential properties with rear gardens. The application site is separated from the properties on the opposite side of Cassio Road by a dual-carriageway. The properties on the opposite side of Cassio Road generally consists of 3 and 4 storey buildings providing flats.

### **3. Summary of the proposal**

#### **3.1 Proposal**

The application proposes the erection of a 4 storey building in the south-eastern corner of the application site to provide 23 no. flats (6 no. 1-bed and 17 no. 2-bed) and improvements to the existing sports club, including the demolition of the existing function hall and the erection of a first floor extension to provide a new function hall, erection of a single storey meeting room/store extension, construction of an indoor multi-purpose fitness studio, new outdoor floodlit multi use games area (MUGA), and reconfiguration of the existing sports club carpark.

- 3.2 The footprint of the residential building would be roughly 'L-shaped'. Two ground floor flats would have their own entrance from the street and there

would be centrally positioned communal entrances to the front and rear. A communal garden area would be located to the rear, which would include a cycle store. The vehicular access to Cassio Road would be retained, which would continue to provide access to the existing substation. No on-site parking spaces are proposed as part of the residential development. The submitted block plan indicates that bin storage would be provided adjacent to the south-eastern boundary with No. 85 Cassio Road.

- 3.3 The submitted plans show that the external elevations would be finished in brickwork, including red, light buff and dark buff colours. The front elevation includes projecting bay features and a curved element on the corner. The roof consists of a metal standing seam mansard roof.
- 3.4 The existing trees on the frontage adjacent to Cassio Road would be removed. New planting is indicated on the submitted plans.
- 3.5 The following development is also proposed at West Herts Sports Club:
  - Demolition of the existing ground floor function hall and the erection of a first floor extension over the bar/lounge to provide a new function hall.
  - Erection of a single storey meeting room/store room extension.
  - New extension on the north-eastern elevation of a fitness suite to provide a martial arts studio and changing facilities.
  - Internal re-configuration of the fitness suite including a new first floor mezzanine.
  - New 42m x 24m MUGA enclosed by 4.8m high fencing with 8m floodlighting.
  - New cricket nets adjacent to the MUGA.
  - Artificial cricket wicket.
  - Re-configuration of the car park to increase parking spaces from 91 to 103 (including 2 disabled parking spaces).
  - Provision of an overflow parking area with new 8.8m high safety netting along the length of the overflow parking area adjacent to the sports pitch.
  - Safety netting to be extended for the full width of the tennis courts on the side facing the cricket pitch.
  - New floodlights to 3 no. tennis courts towards the south-eastern corner of the application site.
  - New grounds staff building and green waste enclosure in the south-western corner of the application site.
  - New cycle storage facilities.
  - New 2m high boundary fencing.

3.6 The proposal is unusual in that the proposed sale of the 0.11 hectare of land for the residential building will fund the majority of the improvements to the sports club. In order to maximise the investment in the sports club, no affordable housing provision is proposed in this case. As such, the residential element of the application proposal constitutes 'enabling development' for the sports club improvements. These improvements will enable the club to maximise its sporting opportunities and potential and secure the long-term financial sustainability of the club.

### 3.7 **Conclusion**

A previous scheme (ref. 18/00579/FULM) for the development of the plot of land adjoining 87, Cassio Road for residential development was refused for reasons of scale and design, loss of designated open space, loss of a community health facility, lack of affordable housing provision, potential impact of existing floodlights on the proposed residential flats and lack of parking control measures. Although the application was submitted on the premise of the residential development funding improvements to the sports club, these improvements were not detailed and there was no planning or legal link between the two.

3.8 The current application is considered to have satisfactorily addressed all of these reasons for refusal, subject to the completion of a section 106 legal agreement. The scale and design of the residential building has been amended and is now considered to be appropriate and acceptable in this location. The community health facility has now been removed and has relocated to the Colne House medical centre on Upton Road, a short distance from the site. The loss of open space and lack of affordable housing provision is now considered justified through the enabling nature of the residential development which can be secured through a section 106 legal agreement. The legal agreement can also secure the necessary exclusion from the local controlled parking zone to ensure adequate parking controls are in place. Finally, the potential impact of the existing floodlights has been mitigated.

## 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 The following planning history is of relevance to the current application:

18/00579/FULM - Demolition of temporary building and redevelopment to provide 25 residential apartments. Refused planning permission. July 2018.

Reasons:

- 1) In the short term (up until 2024) the proposal would result in the loss of a community facility which is currently operated and required by the NHS to meet the health needs of vulnerable people. The loss of the facility would be contrary to "saved" Policies CS3 and CS9 of the Watford District Plan 2000, Priority 3 (Provide for our vulnerable and disadvantaged communities) of the Watford Borough Council Corporate Plan to 2020, and the social objectives set out in paragraph 7 and Section 8 of the National Planning Policy Framework. In the longer term the proposal would result in the permanent loss of designated Open Space (as shown on the "saved" Proposals Map of the Watford District Plan 2000). The proposed development includes no measures to improve the overall quality of green infrastructure and the social and environmental harm caused by the loss of Open Space clearly outweighs the benefits of providing additional housing. The proposal is therefore contrary to Policies GI1 and HS1 of the Watford Local Plan Core Strategy 2006-31 and paragraph 74 of the National Planning Policy Framework.
- 2) The proposed development, by virtue of the very close proximity of the habitable windows in the rear wing of the building to the boundary, would be likely to experience light pollution from the future installation of floodlights (approved under reference 14/00385/FUL) at the adjacent tennis courts. The proposal would therefore fail to provide an acceptable standard of amenity for future occupants of the proposed development, contrary to "saved" Policy SE23 (light pollution) of the Watford District Plan 2000, Policy SS1 of the Watford Local Plan Core Strategy 2006-31 and paragraph 17 of the National Planning Policy Framework which states, among other things, that planning should always seek to secure a good standard of amenity for existing and future occupants of land and buildings.
- 3) In the absence of a Unilateral Undertaking for the provision of affordable housing, the removal of permit entitlement in the Controlled Parking Zone for future occupiers of the development, and the provision of fire hydrants to serve the development, the proposal is contrary to Policies HS3 and INF1 of the Watford Local Plan Core

Strategy 2006-31 and "saved" Policies T24 and T26 of the Watford District Plan 2000.

- 4) The application fails to demonstrate that adequate measures could be put in place to prevent indiscriminate parking within the application site which would be harmful to highway safety and the quality of the residential environment. The proposal is therefore contrary to "saved" Policies T21, T24 and T26 of the Watford District Plan 2000.
- 5) By reason of its height, scale and massing the proposed development would adversely affect the character of the neighbouring residential area and as such would be contrary to Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

14/00605/FUL - Renewal of planning permission 10/00974/FUL for a single storey modular building for day care services for the homeless. Conditional planning permission. July 2014.

13/00637/FUL - Proposed single storey side extension forming two additional consultant rooms to modular buildings for GP Services for patients that are homeless, in local hostels and vulnerable patients and the relocation and installation of air conditioning units. Conditional planning permission. August 2013.

10/00974/FUL - Renewal of planning permission 08/00077/FUL for a single storey modular building for day care services for the homeless. Conditional planning permission. December 2010.

08/00077/FUL - Renewal of temporary planning permission for a single storey modular building for Day Care Services for the homeless. Conditional planning permission. May 2008.

05/00277/FUL - Renewal of temporary planning permission for the erection of a single storey modular building for Day Care Services for the homeless. Conditional planning permission. June 2005.

02/00462/FUL - Erection of a single storey modular building for Day Care Services for the homeless. Conditional planning permission. September 2002.

02/00051/FUL - Erection of single storey modular building. Refused planning permission. May 2002.

Reason:

- 1) The proposed development would involve the loss of an area of private open space/garden which contributes to the character of the area. Such a loss would be detrimental to the area and would be contrary to Policy SE19 and Policy L2 of the Policies U7 and L4 of the Watford District Plan 2000.

9/0338/97 – Change of use of land to car valeting service, Cassio Road entrance to sports club.

Reasons:

- 1) The proposed development would involve the loss of an area of private open space/garden which contributes to the character of the area. Such a loss would be detrimental to the area and would be contrary to Policy SE19 and Policy L2 of the Watford District Local Plan 1993.
- 2) The proposed structures by nature of their design and location would not be sympathetic to the character of the area and would have an adverse effect on the street scene and contribute to light pollution contrary to Policy SE16 of the Watford District Local Plan 1993.
- 3) The proposal would introduce an element of traffic generation, noise, fumes and general disturbance contrary to Policies SE1, H8 and T3 of the Watford District Local Plan 1993.

9/175/94 – Temporary planning application (2 years) for use of the site for the erection of portable building and coach for soup support centre. Conditional planning permission. April 1994.

9/213/86 – Temporary accommodation for doctors' practice. Conditional planning permission. April 1986.

9/422/84 – Temporary accommodation for doctors' practice. Conditional planning permission. July 1984.

## **6. Main considerations**

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

- (a) Principle of land use
- (b) Housing
- (c) Sport and recreation facilities
- (d) Relationship between the sports ground and proposed housing
- (e) Impact on the character and appearance of the area
- (f) Living conditions of proposed residential accommodation

- (g) Impact on amenity of adjoining residential properties
- (h) Access, servicing and parking
- (i) Sustainable surface water drainage
- (j) Planning balance

6.2 (a) Principle of land use

The site of the proposed residential development relates to a 0.11ha parcel of land which is located within designated Open Space, as shown on the “saved” Proposals Map of the WDP2000. The land has been subject of a series of temporary planning permissions from 1984 for a single storey modular building, which from 2002 has been to provide community health services for the homeless. The temporary permissions were approved on the grounds of the benefits to the local community. The modular building was utilised by the NHS, however, they have now vacated the site because their lease had expired and was not renewed. The community health service has relocated to Colne House on Upton Road, a medical centre located a short distance from the site. The modular building has been removed from the site and the land currently consists of hard-surfacing.

6.3 Policy GI1 of the Watford Local Plan Core Strategy (Core Strategy) states “*The Council will seek a net gain in the quality and quantity of green infrastructure...*” and “*In some instances an improvement in the overall quality of green infrastructure may make it acceptable for minor open space loss...*”

6.4 Policy GI4 of the Core Strategy states “*The Council will work in partnership with local sports clubs and sports organisations to: 1) Increase community participation in physical activity and sport to contribute towards a healthy town for Watford residents and, 2) Develop capacity within the local sporting infrastructure, particularly around clubs, coaches and volunteers, to improve sporting opportunities...*”

6.5 Paragraph 96 of the NPPF highlights that access to high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Paragraph 97 states “*existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- *An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *The development is for alternative sports and recreational provision, the*

*benefits of which clearly outweigh the loss of the current or former use”.*

- 6.6 The proposed residential development would result in the permanent loss of designated Open Space. Paragraph 1.5 of the submitted planning statement states *“this application comprises regeneration works to the WHSC [West Herts Sports Club] and the enabling residential development on land at 87 Cassio Road, which will deliver the required investment to fund these works”*. The proposed works at WHSC are set out in paragraph 3.5 of the committee report. Paragraph 3.5 of the planning statement states the applicant’s case that the community benefits of the proposal and improvements to the quality and quantity of green infrastructure within the WHSC outweigh the loss of Open Space.
- 6.7 The term ‘enabling development’ in the NPPF is only made in reference to heritage assets and relates to situations where the benefits of development which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies. Typically the benefits in question are the generation of funds that will be used to pay for work to be done to a listed building or other heritage asset that is in urgent need of significant repairs. However, the principles of enabling development are not limited to proposals that would protect a heritage asset providing that it serves a proper planning purpose.
- 6.8 Having regard to the policy advice in the NPPF, the first question to address is whether the land proposed for the residential building is surplus to requirements. In this case, although the land has not been used for sporting or recreational use since before 2002, it is still capable of meaningful sporting use. The area of land is sufficient in size to accommodate a tennis court (adjoining the existing tennis courts) or to accommodate the cricket practice nets, which are currently sited adjacent to the land. The land is not, therefore, considered to be surplus and could be used for meaningful sporting use. These sporting benefits of this area of land are, however, relatively limited and need to be weighed against the wider benefits of the proposed masterplan for the whole site.
- 6.9 The next question to address is whether the loss of the land and the potential sporting facilities would be replaced by equivalent or better provision in terms of quantity and quality. The main sporting elements of the application proposal comprise:
- New 42m x 24m MUGA enclosed by 4.8m high fencing with floodlighting

- New cricket nets adjacent to the MUGA
- Artificial cricket wicket

6.10 It is considered that the new MUGA and artificial cricket wicket would be of greater benefit than the provision of 1 additional tennis court and the cricket nets can be accommodated elsewhere within the site. In addition to these benefits, other benefits include the refurbishment and re-configuration of the existing fitness suite and a new extension to the fitness suite to provide a martial arts studio and changing facilities. These improvements would provide a significant benefit to the club. Whilst they would not require the full amount of the stated net financial benefit to the club of £1,765,000 from selling the land for residential development, the long term financial security of the club is also a relevant consideration. This is considered in more detail in paragraphs 6.16-6.20 below.

6.11 The proposed improvement works would enhance and improve sporting facilities at the site. The planning statement indicates that the proposed improvements would also increase adult membership from 890 to an anticipated 2465 in 3 years. As such, the proposed improvement works would accord with the objectives of Policy GI4 of the Core Strategy and the policies of the NPPF.

6.12 The proposed package of works for all the sporting and other improvements to the club has been costed by an independent quantity surveyor at £2,140,000, which includes dilapidations (which the club have been unable to finance) and the repayment of existing personal loans used to install the existing tennis court floodlights. The applicants have argued that membership fees alone would be insufficient to support the repayment of any loans taken out to facilitate these works or to sustain the club in the long-term. It is also stated by the applicants that *“It is not reasonable to expect the Trustees, who donate their time to the Club, to be jointly and severally liable for loans”*. The cost of the improvement works and their financing is an important consideration for a community run club of this nature, as is other sources of income to secure the long-term security of the club. It is therefore considered that the principle of enabling development is relevant and appropriate in the determination of this application.

6.13 (b) Housing

The Watford 5-year housing supply statement (October 2018) states that Watford has a 4.52 year housing supply. As such, the local planning authority cannot demonstrate a five year supply of deliverable housing sites and therefore the tilted balance in paragraph 11(d) of the NPPF should be applied, which states that permission should be granted unless any adverse impacts of

doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole. The balancing exercise is carried out in the 'planning balance' section of the report. Paragraph 64 of the NPPF is also relevant as it requires 10% of the housing proposed to be available for affordable home ownership. If this was required then it would significantly impact on the viability of the scheme.

6.14 Policy HS1 of the Core Strategy provides a list of factors that will go against residential allocation and which will also be considered in determining applications on windfall sites. These include among other things, the loss of existing employment land, open space or other community facilities for which there is still an identified need. As discussed above, the proposal would result in the permanent loss of designated Open Space, which weighs against the principle of housing on the site.

6.15 The proposed residential development would provide 23 no. flats, which would make a modest contribution towards meeting the housing need in the borough. However, the proposal would make no contribution towards the provision of affordable housing and so the development fails to meet the needs of those who require affordable housing, contrary to Policy HS3 of the Core Strategy. The submitted viability appraisal shows that a net sum of £1,765,000 would be provided to the club but no contribution made towards affordable housing provision. As such, the social benefits of the proposed additional residential development is undermined by the lack of affordable housing. This position has been justified by the applicant through the costing of the proposed package of improvement works to the club and its facilities which have been costed at £2,140,000. Any provision of affordable housing on-site or a commuted payment towards affordable housing would significantly undermine the ability of the club to carry out the proposed improvement works, which is likely to result in significant decline of the sporting facilities offered on site.

6.16 (d) Sport and recreation facilities

A detailed Sports Need Assessment has been submitted in support of the application. This report states:

*“West Herts Sports Club (WHSC) is a Community Amateur Sports Club, which has provided sporting opportunities for adults and young people in the Watford area for nearly 100 years. The club currently has more than 500 adults and in excess of 300 young people using the site regularly for sporting activities, as either club members or community users.*

*“The West Herts Sports Club is identified as the only existing multi sports club within Watford in the Watford Sports Facility Strategy and is therefore*

*considered to be a priority strategic site not only for club members but for community sport across the borough.*

*“Despite its success, the club finances have suffered in recent years, leading to a trading deficit in each of the last four years. The facilities are deteriorating as a consequence, and the club does not have funds available to maintain or improve facilities to the levels which would enable the club to sustain and grow and drive sports participation forward across the borough.*

*“Having considered all options the club concluded that in order to survive and thrive and provide better facilities for local people, an injection of funds was needed. The small portion of land adjacent to Cassio Road has potential to provide these much-needed funds.*

*“The funds received from the development of the land in question will be used to improve the existing facilities at the club for members and help to provide a wider community sporting offer for the people of Watford. The proposal is a significant strategic development and represents far more than support for on-going running and maintenance of the club. Alongside delivering sporting needs the much-needed investment will also deliver long-term sustainability for West Herts Sports Club securing the future of the only multi-sports club in Watford.*

*“In summary the development plan is a holistic approach to ensure that West Herts Sports Club becomes a destination of choice for local families in Watford and beyond. It puts forward significant development, which will mark a ‘step-change’ in community sports provision in the area.”*

6.17 The Council’s Sports Facility Strategy for Watford 2015-2025 sets out 3 strategic goals:

- To ensure that Watford has a network of accessible, high quality, high capacity, well maintained, well used and financially and environmentally sustainable sports facilities, capable of accommodating local demand, complemented by good quality changing and social accommodation, on a limited number of strategically located sites, known as strategic sports sites.
- To promote the development of financially sustainable multi-sport clubs offering inclusive opportunities for players of all ages and abilities and both sexes.
- To develop new forms of provision for traditional sports to encourage new participants and encourage past participants to return to their

former sport, promote more mid-week participation and reduce the peaking of demand for pitches at the weekend.

The West Herts Sports Club is identified as the only existing multi sports club within Watford and is also the sole owner of its site, and is therefore considered to be a priority strategic site. All other sports clubs in the town are single sport (football, rugby, tennis, cricket) and many do not own their sites.

6.18 The application has the support of the Council's Head of Parks, Open Spaces and Projects:

*"Having looked at this, we would support this on the following grounds*

- *Loss of open space by the development is minimal and hasn't been usable open space for years.*
- *The benefits to sport in the borough here are substantial. Sports clubs such as West Herts provide valuable sports provision on multi activity sites. Clubs struggle with funding as it is so looking at their spend/investment proposals, there are clear advantages to what they are proposing to their long term sustainability, even if some are considered backlog maintenance issues.*
- *The investment they are proposing will improve the sports offer here across the borough and in particular the quality of the facilities. Where there are proposals to invest in non-direct sports facilities, these are equally important in their longer term sustainability – increased membership and usage, increased income, better offer, more visitors – the knock on effect is all positive.*
- *The Councils current direction of travel in sports facilities is to look at multi sports activities on key sites and enhance quality. This is clearly the message in the current Sports Facilities Strategy.*

*"The evidence provided by the club I would endorse and would support the application on the basis that sports facilities are substantially enhanced as a result of the housing scheme here."*

6.19 The application is also supported by Sport England who would normally oppose any development leading to the loss of any part of a playing field, or land which has been used as a playing field and remains undeveloped, or land allocated for use as a playing field, unless the development as a whole meets one or more of 5 specific policy exceptions. In conclusion, they consider the benefits to sport from the application clearly outweigh the detriment caused by the impact on the playing field. As such, the application meets one of the exceptions (Exception 5). Furthermore, they also consider the proposals for new or enhanced facilities that support the use of the playing field accord with

another of the policy exceptions (Exception 2).

6.20 Overall, there is a wealth of supporting evidence to demonstrate the significant benefits to the sporting provision of the town through the application proposals. Furthermore, the non-sporting improvements, specifically to the function room, will help to generate an additional source of income that will help to ensure the long-term sustainability of the club, which could not be achieved through subscriptions alone. This is a further argument to support the principle of enabling development at the site.

6.21 (e) Relationship between the sports ground and proposed housing

Tennis court floodlights:

WHSC previously had planning permission in May 2014 (ref: 14/00385/FUL) for re-surfacing of the 3 tennis courts closest to the application site and installation of floodlights. Condition 4 of the planning permission stated *“The tennis courts and associated floodlights hereby approved shall not be used outside the hours of 7.00am to 10pm Monday to Friday and 8am to 10pm on Saturdays, Sundays and public holidays, unless otherwise agreed in writing by the Local Planning Authority”*, which was in order to protect the amenities of neighbouring residential properties. At the time of the determination of planning application ref. 18/00579/FULM the floodlights had not been installed, however planning permission ref. 14/00385/FUL had been implemented because the re-surfacing of the tennis courts had been carried out within the time limit.

6.22 Planning application ref. 18/00579/FULM was refused planning permission, among other reasons, because the lighting report submitted with planning permission ref. 14/00385/FUL showed that there would be light overspill outside the tennis courts and the habitable windows in the rear wing of the proposed residential building would be within the light overspill Iso contour lines shown in Section 3.1 of the report, which would be harmful to the amenities of future occupants of the development. Since the refusal of planning application ref. 18/00579/FULM, floodlights have been installed at the adjacent tennis courts. A lighting report prepared by Midlands Lighting Solutions Ltd has been submitted in support of the current application, which shows that the provision of back shields to the floodlights closest to the proposed residential development would prevent light overspill to the proposed flats. The proposal has therefore addressed the previous reason for refusal relating to light overspill from the tennis court floodlights.

6.23 (d) Impact on the character and appearance of the area

Section 12 of the NPPF seeks the creation of well-designed places. Paragraph 124 highlights that good design is a key aspect of sustainable development.

Policy UD1 of the Watford Local Plan 2006-31 states, among other things, that new development should respect and enhance the local character of the area in which it is located.

- 6.24 Paragraph 127 states, among other things, that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 6.25 Residential development:  
Planning application ref. 18/00579/FULM proposed the erection of a part 5 storey, part 4 storey building. The fourth floor was predominantly glazed and recessed from the brick external walls and the four storey element on the side towards No. 85 Cassio Road was proposed to have a metal mansard roof to include the third floor accommodation. In considering this application, the Development Management Committee considered that the proposed development by reason of its height, scale and massing would adversely affect the character of the neighbouring residential area.
- 6.26 In comparison to the previous application, a storey has been removed from the northern part of the proposed building which has reduced the maximum height to 4 storeys. The massing has been broken down more and there is more vertical emphasis to the proportions on the front elevation. It is considered that the proposed development would now provide an acceptable standard of appearance and would be compatible with the height and scale of surrounding buildings. There are 4 storey flats at the northern end of Cassio Road and the 3 storey element of the proposed building would make an appropriate transition to the adjacent 2 storey terrace to the south. Conditions requiring the submission of details of the proposed external materials and detailed plans of the external elevations should be attached to any grant of planning permission to ensure that an acceptable appearance is achieved.
- 6.27 Multi Use Games Area:  
The proposed MUGA is appropriate in the context of the sports ground setting, which includes various infrastructure including tennis courts, netting and floodlights. The submitted lighting assessment shows that the proposed floodlights would not cause significant light overspill in the surrounding area. In order to mitigate the visual appearance of the MUGA when viewed from Cassio Road, the height of the proposed fencing has been reduced from 8.8m to 4.8m. As such, it is considered that the MUGA would have no adverse effect

on the character and appearance of the surrounding area.

6.28 Sports club extensions:

The proposed extensions to the sports club buildings would integrate satisfactorily with the form and scale of the existing buildings. Details of external materials can be secured by condition to ensure that an acceptable appearance is achieved.

6.29 (e) Living conditions of proposed residential accommodation

The floor areas and room sizes of the proposed flats accord with the minimum space standards in paragraphs 7.3.6 – 7.3.8 of the Residential Design Guide. The habitable rooms of the flats would also have good levels of outlook, natural light and privacy.

6.30 Noise could affect the living conditions of future occupiers because the application site is located adjacent to a busy Cassio Road and there are a number of single-aspect units that have habitable windows close to the road. Furthermore, the rear of the building is in close proximity to the existing tennis courts. As such, a condition should be attached to any grant of planning permission to require the submission of a Noise Impact Assessment for approval to include noise surveys and any required mitigation measures to achieve the internal noise levels contained in BS 8233:2014 and appropriate ventilation.

6.31 A communal garden would be provided to the rear of the building which would provide an acceptable amount of outside amenity space.

6.32 (f) Impact on amenity of adjoining residential properties

Residential Development:

The proposed building is positioned to the north of the neighbouring houses in Cassio Road and would not cause a significant loss of light or outlook to the main habitable windows and gardens of the neighbouring properties.

Furthermore, the habitable windows facing the side boundary with No. 85 Cassio Road would maintain a sizeable distance to the boundary and would not cause a significant level of overlooking into the neighbouring property. As such, the proposal would not cause a significant loss of amenity to neighbouring residential properties.

6.33 Multi Use Games Area:

The submitted lighting assessment shows that the proposed floodlights would not cause significant light overspill in the surrounding area and so it would not cause a loss of amenity to neighbouring properties. Furthermore, the MUGA is separated from the nearest properties in Cassio Road by the wide and busy

dual-carriageway at this point which is the dominant noise source in the area. As such, it is not considered the proposed MUGA would cause noise or disturbance to neighbouring residential properties.

6.34 Extensions to clubhouse:

The proposed extensions would maintain sizeable distances to neighbouring properties and therefore would not cause a significant loss of light, outlook or privacy.

6.35 (g) Access, servicing and parking

Residential development:

The Highway Authority has raised no objection in respect of the impact on the local highway network or highway safety. They have requested a financial contribution of £34,000 towards bus stop improvements on Rickmansworth Road (provision of shelter and easy-access kerbing) which would improve facilities for all users of the bus stops. However, given the enabling form of development being proposed, it is not considered that this is an essential requirement given the highly sustainable location of the site.

6.36 The application site is in a sustainable location close to the services and passenger transport facilities in the town centre, therefore a car-free development is acceptable in principle, subject to the provision of satisfactory on-street parking controls. The application site is located in the Central/West Watford Controlled Parking Zone where there is high demand for on-street parking. Therefore, in accordance with “saved” Policies T24 and T26 of the WDP 2000, it is necessary to complete a section 106 unilateral undertaking to remove permit entitlement for future occupants of the proposed dwellings. This is to ensure that future occupants of the proposed development would not exacerbate demand for on-street parking in an area that already experiences significant parking problems.

6.37 The proposal includes measures to prevent indiscriminate parking on the access road and hard-surfacing within the application site, including the reduction in width of the access road and the installation of a bollard, which addresses reason for refusal 4 of planning permission ref. 18/00579/FULM.

6.38 The submitted plans indicate that the dwellings would have cycle parking facilities, which accords with the sustainable transport objectives in “saved” Policy T10 of the WDP 2000.

6.39 A condition can be attached to any grant of planning permission to require details of the siting, size and design of the bin storage facilities to be submitted to and approved in writing by the Local Planning Authority.

6.40 West Herts Sports Club:

The alterations to the configuration of the car park would result in an increase of 12 car parking spaces. The Highway Authority is satisfied that this would not have a significant impact on the local highway network or highway safety. The overflow car park will provide up to an additional 66 spaces, for use at times when specific events generate increased parking demand, whether sporting events or functions. This will avoid overspill parking on the surrounding roads.

6.41 (h) Sustainable surface water drainage

The applicant has provided two drainage strategies for the site, one relating to the new residential building and one to the wider site. Herts County Council as the lead local flood authority has confirmed that both strategies are acceptable and demonstrate that the whole site can be satisfactorily drained and any potential flood risk mitigated. Appropriate conditions are requested to secure the implementation of the detailed strategies.

6.42 (j) Planning balance

The application has been submitted on the basis of the proposed residential development providing an enabling form of development for the proposed sports and infrastructure improvements at the West Herts Sports Club. Enabling development is an established concept within planning law and is considered relevant and appropriate in principle in the determination of this application. The main planning benefits of the application are the provision of housing in a sustainable location towards meeting the borough's housing needs, the provision of new and improved sports facilities at the club, and the provision of new social facilities that will provide an additional source of regular income to secure the long-term sustainability of the sports club. The proposed sports improvements accord with the objectives of Policy GI4 of the Core Strategy and the policies of the NPPF. They are also supported by Sport England under its exception policy and the Council's Head of Parks, Open Spaces and Projects.

6.43 The planning dis-benefits are the loss of an area of designated open space and the lack of affordable housing provision. In the case of the loss of open space, the parcel of land has not been used for any sports activity since before 2002 and has only limited opportunity for sports use due to its size and location in the corner of the wider site. The proposed sports benefits of the application significantly outweigh the benefits that could arise from the use of this parcel of land. In respect of affordable housing, there is a significant need for affordable housing within the borough and the lack of affordable housing is an important consideration. However, in this case, the sports club is a unique

club within the borough. West Herts Sports Club is the only existing multi sports club within the borough and is also the sole owner of its site, and is therefore considered to be a priority strategic site. The application proposal represents the only opportunity for significant investment in this club and to secure its long-term sustainability. For this reason, it is not considered justified to require the 10% shared ownership units required by Paragraph 64 of the NPPF. Whilst the lack of affordable housing is regrettable, affordable housing to meet the urgent housing needs of the borough can be secured from all other major housing developments in accordance with Policy HS3.

- 6.44 In considering the benefits and dis-benefits of the application proposal, it is concluded that the opportunity afforded by the application to improve this unique sports club within the borough and secure its long-term sustainability outweighs the loss of open space and the lack of affordable housing in this case.

## 7. Consultation responses received

### 7.1 Statutory consultees and other organisations

<b>Name of Statutory Consultee / Other Organisation</b>	<b>Comment</b>	<b>Officer Response</b>
Hertfordshire County Council (Highway Authority)	No objection. However, they have requested £34,000 for bus stop improvements on Rickmansworth Road.	Noted. The financial contribution is discussed in 6.35 and 6.36 in the report.
Hertfordshire County Council (Lead Local Flood Authority)	No objection to proposed drainage strategies subject to conditions.	Noted.
Hertfordshire County Council (Growth & Infrastructure)	No comments.	Noted.
Hertfordshire County Council (Fire & Rescue Service)	HCC seeks the provision of hydrants required to serve the proposed buildings by the developer.	Noted.

	Buildings fitted with fire mains must have a suitable hydrant provided and sited within 18m of the hard-standing facility provided for the pumping appliance.	
Hertfordshire County Council (Waste & Minerals)	The borough council is urged to pay due regard to the policies of the adopted Hertfordshire County Council Waste Core Strategy and Development Management Policies Development Plan Document 2012.	Noted.
Hertfordshire Constabulary Crime Prevention Design Service	No objection.	Noted.
Sport England	Sport England raises no objection. The development is considered to meet exception 5 of their adopted Playing Fields Policy and paragraph 97 of the NPPF. Support the application subject to 2 planning conditions being imposed.	Noted.
Thames Water.	No objection subject to condition in relation to piling.	Noted.

## 7.2 Internal Consultees

<b>Name of Internal Consultee</b>	<b>Comment</b>	<b>Officer Response</b>
Environmental Health	No response.	
Design & Conservation	Bulk and massing relatively successful. Improvements	Noted.

	recommended for the layout and elevations.	
Housing	In line with Council's policy 8 (35%) affordable housing units should be provided. This would be 5 x affordable rent, 2 x social rent and 1 x shared ownership. It is noted that profits from the sale will fund improvements to the existing sports club. This will be by sacrificing affordable housing which is needed. If the profits are not reinvested in new sporting facilities then this money should be used for affordable housing provision or commuted sum.	Noted. The S106 is proposed to be drafted to require any unspent money after 5 years to be treated as commuted sum for affordable housing.
Economic Development Officer.	No objection.	Noted.
Arboricultural Officer	No objection.	Noted.
Head of Parks, Open Spaces and Projects	Supports the application.	Noted.

### 7.3 Interested parties

Letters were sent to 380 properties in the surrounding area. 46 letters of support and 4 letters of objection were received.

A petition of support containing 102 signatures was also received.

The letters of support are summarised in the table below.

Representation	Officer comments
This application is an opportunity to develop a small part of the ground that has no useful function to provide additional residential properties. The funds received will be used to regenerate the club and provide top quality sports and leisure facilities for use by the local community.	This is discussed in the report.

The letters of objection are summarised in the table below.

<b>Representation</b>	<b>Officer comments</b>
<p>The proposed new extension for martial arts is over 4 metres tall. While this provides the recommended internal headroom it has side effects. The resulting bulk of this extension would intrude on view, daylight and winter sunlight angles of some houses in the terrace adjoining the proposed location of the new gym [These are to the rear of Gatehouse Place].</p>	<p>It is a well-established planning principle that there is no right to a view over adjoining land.</p> <p>The proposed extension would maintain a sizeable distance to the neighbouring properties in Gate House Place and therefore would not cause a significant loss of light or outlook.</p>
<p>A 4m high extension would cause loss of view from the grounds of Lynbury Court towards the existing open space of the playing fields.</p>	<p>It is a well-established planning principle that there is no right to a view over adjoining land.</p>
<p>Noise pollution.</p>	<p>The proposal would provide facilities in relation to the existing sport and leisure use and would not cause a material increase in noise disturbance to neighbouring residential properties. However there is potential for additional noise with the overflow parking area and the new function hall. A condition is proposed for a management plan to be submitted to ensure the applicant has a plan in place to address the amenity of neighbours.</p>
<p>Impact on the value of properties.</p>	<p>This is not a material planning consideration.</p>
<p>The proposed multi-purpose fitness studios will reduce the current number of parking spaces for the sports club, meaning cars will need to relocate onto streets nearby.</p>	<p>The car park would be reconfigured which would increase the number of parking spaces from 91 to 103. An overflow car park is also to be created for periods of high use.</p>
<p>The proposed block of flats do not include balconies even on the quiet west and south sides.</p>	<p>The development includes a communal garden to the rear of the building and so this is not</p>

	sufficient grounds to refuse planning permission.
In contrast with local Edwardian and Victorian buildings in the vicinity the elevations of the flats show a use of more materials than a desire to achieve variety might reasonably and contextually justify.	The massing and vertical proportions of the proposed flats is acceptable. A condition should be attached to require details of materials to be submitted to the local planning authority for approval.
The proposed trees along the street elevation front are welcome but the space is tight. Please ensure that upright non-spreading trees are specified.	A condition should be attached to require the submission of a landscaping scheme for approval.
There is clearly a need for more housing units in Watford, but there are many sites where such provision can be made. By contrast experience has shown that there are very few sites likely to gain planning permission for the long-term provision of integrated services for the homeless. 87 Cassio Road is such a site, with a long record of such services being provided there, and this unique site will be lost forever for homeless services if it is used for private residential development.	The previous temporary permissions for health services for the homeless provided a significant community benefit which justified the use of Open Space. However, this use has now ceased and has relocated to the nearby Colne House medical facility. Neither the Council nor a third party can require the applicants to lease the land for non-sporting purposes.

## 8. Recommendation

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 below:

### Section 106 Heads of Terms

- i) The provision of the approved sporting, social and supporting facilities at the site within a period of 5 years from the date of permission.
- ii) The payment of any monies not spent on the approved sporting, social and supporting facilities within a period of 5 years to the Council as a commuted sum towards the provision of affordable housing within the borough.

- iii) A financial payment to the Council of £2,000 towards the variation of the Borough of Watford (Watford Central Area and West Watford Area) (Controlled Parking Zones) (Consolidation) Order 2010 to exclude the site from the controlled parking zone, thereby preventing residents' parking permits being issued to this development.
- iv) The provision of fire hydrants, as required, to serve the residential building.

### Conditions

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

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

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

1021-001, 002B, 003B, 004A, 005A, 006  
1021-100H, 101C, 102D, 103D, 104A, 105A, 106A, 300C  
1012-001C, 101G, 102F, 103D, 300E, 301B

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

3. The development within the wider sports club site (excluding the residential building) shall be carried out in accordance with the approved Surface Water Drainage Strategy 4551, prepared by Ambiental (Ref: 4551 SWDS, dated 04/11/2019, version: Final v1.0) and the following mitigation measures:
  - i) Implement drainage strategy based on infiltration to include collection of surface water from the MUGA, overflow car park, cricket pitch, as well as all other identified areas on the Surface Water Drainage Strategy Drainage Layout Drawing, Drawing No. 4551-DR01, Revision A, dated 04.11.2019, to include permeable paving, and discharge via geocellular soakaway.
  - 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 + 40% climate change event providing a minimum of 87.3m<sup>3</sup> (or such storage volume agreed with the LPA) of total storage volume in geocellular crates and additional permeable paving areas.

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 prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site. To reduce the risk of flooding to the proposed development and future occupants.

4. No development within the wider sports club site (excluding the residential building) shall take place until a detailed surface water drainage scheme for the improvements to the existing sports club, based on the approved drainage strategy and sustainable drainage principles and incorporating the measures below, 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.
  - i) Final detailed drainage layout including the precise locations of all SuDS features.
  - ii) Detailed engineered drawings of all the proposed SuDS features including cross section drawings, their location, size, volume, depth and any inlet and outlet features including any connecting pipe runs.
  - iii) Inclusion of silt traps for the protection of residual tanked elements.
  - iv) Demonstrate appropriate SuDS management and treatment and inclusion of above ground features such as permeable paving etc. and ensuring appropriate management and treatment of the car parking areas. Investigation into the use of filter trenches/strips and swales etc. to minimise the use of proprietary surface water treatment products.
  - v) Final detailed management plan to include full details of rigorous maintenance needed, in addition to including arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To prevent the increased risk of flooding, both on and off site.

5. Upon completion of the drainage works for the improvements to existing sports club site and in accordance with the timing / phasing arrangement, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
  - i) Provision of a complete set of as built drawings for site drainage.
  - ii) Maintenance and operational activities.

- iii) Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

- 6. The residential development shall be carried out in accordance with the approved Surface Water Drainage Strategy, prepared by Ambiental (Ref: 4387\_3814 SWDS, dated 18/02/2019, version: Final v1.0) and the following mitigation measures:
  - 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 3.5 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 26m<sup>3</sup> (or such storage volume agreed with the LLFA) of total storage volume in underground tank and additional permeable paving areas.
  - 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.

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site. To reduce the risk of flooding to the proposed development and future occupants.

- 7. No development on the residential site shall take place until a detailed surface water drainage scheme, based on the approved drainage strategy and sustainable drainage principles and incorporating the measures below, 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.
  - i) Final detailed drainage layout including precise locations of all the SuDS features and connection points into the public sewer.
  - 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.

Reason: To prevent the increased risk of flooding, both on and off site.

- 8. Upon completion of the drainage works for the residential development and in accordance with the timing / phasing arrangement, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i) Provision of a complete set of as built drawings for site drainage.
- ii) Maintenance and operational activities.
- iii) Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

- 9. No piling shall take place on the site unless 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. Any piling must be undertaken in full 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.

- 10. No construction works on the residential site shall commence until the tree protection measures set out in the Arboricultural Method Statement by Tree Aware UK (updated 18 February 2019) and shown on the Tree Protection Plan, drawing no. 55008-5-02 Rev 1, have been installed in full. These measures shall be retained at all times during construction works.

Reason: To protect the trees shown to be retained during construction works.

11. No construction works on the residential building above ground level shall commence until a noise impact assessment has been submitted to and approved in writing by the Local Planning Authority. The report shall assess the impact of road traffic noise and the use of the tennis courts on the proposed residential dwellings and include appropriate mitigation measures to ensure good indoor ambient noise levels are achieved to each flat in accordance with BS8233: Guidance on Sound Insulation and Noise Reduction for Buildings 2014. Any mitigation measures shall allow for background and purge ventilation to the flats. No dwelling shall be occupied until the approved mitigation measures have been installed in full.

Reason: This is a pre-commencement condition to ensure appropriate noise mitigation measures are built into the development to ensure good indoor ambient noise levels are achieved in accordance with BS 8233:2014 for the future occupiers of the dwellings.

12. No construction works on the residential building above ground level 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 and balconies) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be constructed in the approved materials.

Reason: This is a pre-commencement condition to ensure high quality materials are used for the building in the interests of the visual appearance of the site and the character and appearance of the area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

13. No residential dwelling shall be occupied until a detailed soft landscaping scheme for all the land within the residential site 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.

Reason: In the interests of the visual appearance of the site and the wider area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

14. No residential dwelling shall be occupied until a detailed hard landscaping scheme for all the land within the residential site has been submitted to and approved in writing by the Local Planning Authority and the approved scheme has been completed in full.

Reason: In the interests of the visual appearance of the site and the wider area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

15. No residential dwelling shall be occupied until details of the design and materials for a secure and weatherproof cycle store for a minimum of 23 cycles within the residential site has been submitted to and approved in writing by the Local Planning Authority and the approved store has been constructed in full. The approved cycle store shall be retained at all times.

Reason: To ensure adequate facilities are provided for the future occupiers of the site and in the interests of the appearance of the site, in accordance with saved Policy T10 of the Watford District Plan 2000 and Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

16. No residential dwelling shall be occupied until details of the design and materials for a secure bin store for waste and recycling storage within the residential site has been submitted to and approved in writing by the Local Planning Authority and the approved store has been constructed in full. The approved bin store shall be retained at all times.

Reason: To ensure adequate facilities are provided for the future occupiers of the site and in the interests of the appearance of the site, in accordance with saved Policy SE22 of the Watford District Plan 2000 and Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

17. No residential dwelling shall be occupied until details of parking management plan for the residential site, to prevent and control unauthorised parking within the site, has been submitted to and approved in writing by the Local Planning Authority. The occupation of the residential site shall be in accordance with the approved parking management plan at all times.

Reason: To prevent unauthorised parking on the site by residents and visitors in order to ensure access for delivery vehicles and to the adjoining electricity sub-station at all times.

18. No development of the multi-use games area shall commence until details of the multi-use games area design specifications including the surfacing, fencing and line markings have been submitted to and approved in writing by the Local Planning Authority. The multi-use games area shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Policy GI4 of the Watford Local Plan Core Strategy 2006-31.

19. No development of the artificial cricket wicket and cricket practice nets shall commence until details of the design specification of the artificial cricket wicket and cricket practice nets have been submitted to and approved in writing by the Local Planning Authority. The artificial cricket wicket and cricket practice nets shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Policy GI4 of the Watford Local Plan Core Strategy 2006-31.

20. No construction works on the first floor extension to the bar/lounge, the single storey meeting room/store or the extension on north-eastern elevation of fitness suite respectively shall commence until full details and samples of the materials to be used for the external surfaces of the respective extension/building (including walls, roofs, windows, doors and balconies) have been submitted to and approved in writing by the Local Planning Authority. The development of the respective extension/building shall only be constructed in the approved materials.

Reason: This is a pre-commencement condition to ensure high quality materials are used for the building in the interests of the visual appearance of the site and the character and appearance of the area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

21. At least 3 months prior to the first use of the approved MUGA a revised Travel Plan for the West Herts Sports Club, based upon the Hertfordshire County Council document 'Hertfordshire's Travel Plan Guidance', shall be submitted and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented at all times.

Reason: To ensure that sustainable travel options associated with the development are promoted and maximised to be in accordance with Policies 3, 5, 7, 8, 9 and 10 of Hertfordshire's Local Transport Plan (adopted 2018).

22. Prior to the first use of the new function hall and overflow car park, a management plan shall be submitted to and approved in writing, addressing details of how potential noise impacting on adjoining residents will be addressed. The development shall be implemented in accordance with the details submitted.

Reason: To ensure the additional uses on the site do not create any significant impacts on the adjoining and nearby residents.

#### Informatives

1. IN907 Positive proactive statement
2. IN910 Building Regulations
3. IN912 Hours of Construction
4. IN909 Street naming and numbering
5. IN913 Community Infrastructure Levy
6. IN914 S106 Agreement
7. Existing drainage system needs some immediate attention.