

Committee date	Wednesday 1 July 2020
Application reference Site address	20/00164/VAR - Multi Storey Car Park, Thomas Sawyer Way, Watford
Proposal	Variation of Conditions 2 (Approved Drawings), 3 (Approved Documents), 4 (Construction Management Plan), 5 (Remediation Strategy), 6 (Contamination Monitoring and Maintenance plan), 8 (Piling) and 13 (Further Cladding) of planning permission 18/01383/FULM for the redevelopment of the site to provide a new multi-storey car park with capacity for up to 1455 car parking spaces with associated landscaping and access (Amended Description).
Applicant	Watford Health Campus Partnership
Agent	Savills
Type of Application	Variation of Condition (s.73)
Reason for committee item	Major Development
Target decision date	Thursday 2 July 2020
Statutory publicity	Watford Observer, Neighbour Letters and Site Notice
Case officer	Andrew Clarke, andrew.clarke@watford.gov.uk
Ward	Vicarage

1. Recommendation

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

2. Site and surroundings

- 2.1 The application site is located to the north of Thomas Sawyer Way, to the east of Watford General Hospital and to the south of the Vicarage Road Football Stadium. Access to the Multi Storey Car Park is via a new road which connects the site to the existing roundabout on Thomas Sawyer Way.

3. Summary of the proposal

3.1 Proposal

- 3.2 Variation of Conditions 2 (Approved Drawings), 3 (Approved Documents), 4 (Construction Management Plan), 5 (Remediation Strategy), 6 (Contamination Monitoring and Maintenance plan) and 8 (Piling) and 13 (Further Cladding) of

planning permission 18/01383/FULM for the redevelopment of the site to provide a new multi-storey car park with capacity for up to 1455 car parking spaces with associated landscaping and access (Amended Description).

3.3 Conclusions

3.4 The proposed amendments to the design of the multi storey car park are considered acceptable.

3.5 The additional information submitted in respect of conditions 4, 5, 6 and 8 is suitable allowing these pre commencement conditions to become compliance conditions.

4. Relevant policies

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

5. Relevant site history / Background information

5.1 Relevant site history

5.2 18/01349/FUL - Application for the construction of a new access road from Thomas Sawyer Way and for enabling works including soil remediation, obstruction removal and retaining structures. Conditional Planning Permission Granted on 18.12.2018. Delegated Decision.

5.3 18/01383/FULM - Redevelopment of the site to provide a new multi-storey car park with capacity for up to 1455 car parking spaces with associated landscaping and access. Conditional Planning Permission Granted on 06.02.2019. Committee Decision.

5.4 20/00165/VAR - Variation of Conditions 2 (approved drawings), 3 (Construction Management Plan) and 4 (Contamination Risks) of planning permission 18/01349/FUL. Pending Consideration. Delegated Decision.

5.5 Background information

5.6 The multi storey car park provides new, multi-level, convenient vehicle parking, primarily for hospital staff and visitors. The proposal facilitates the redevelopment of the existing, extensive surface level parking to the rear of

the hospital. A number of major developments have been approved in recent years throughout the wider area including permission for 192 dwellings adjacent to the southern and eastern boundaries of the multi storey car park (19/00778/FULM).

- 5.7 This application was submitted together with application reference: 20/00165/VAR which seeks to vary application 18/01349/FUL for enabling works associated with the multi storey car park. The application for enabling works will be determined by officers under delegated powers.
- 5.8 The description of the application was amended for clarity. The application was subject to a second round of statutory consultation with the new description and additional documents.

6. Main considerations

- 6.1 The main issues to be considered in the determination of this applications is:

- (a) Scale and design
- (b) Impact on surrounding properties
- (c) Environmental Considerations

- 6.4 (a) Scale and Design

The layout of the car park would be reconfigured. The number of parking levels at 7 and quantity of parking spaces at 1455 remains unchanged. The layout follows a one way system which minimises conflicting vehicle movements.

- 6.5 The main core has been relocated to the North West corner of the building. This core contains two lifts and a wide staircase. The other two cores, which contain staircases are realigned in a similar position. The temporary pedestrian bridge from the hospital to the main core has been reconfigured and realigned entering the car park at a level lower. This pedestrian bridge at its steepest would have an incline of 1:39.

- 6.6 The floor to floor height has been reduced by 0.125 metres from 3.1 metres to 2.975 metres. The floor to ceiling height would not change. A roof has been added to the top storey increasing the overall height of the structure by 1.5 metres. The width of the aisles has been reduced from 6.4 to 6.0 metres. This reduction would not harm manoeuvrability into the parking spaces.

- 6.7 The principal west facing elevation would be broken up with 3 gable features inset with cladding. The cladding of the car park would be vertical strips of

powder coated aluminium of varying profiles. The colour palette of the vertical strips would vary in colour from shades of yellow ochre to differing shades of brown. Four shades of green and brown would be used at the lower levels. The ground floor would have an active frontage on the western elevation. The same cladding will be used on the north elevation and the sections of the eastern and southern elevations which will not be obscured by the adjacent development. The three cores would be finished in exposed smooth concrete. The roof would be pitched along the east west axis along the lines of the gables.

6.8 The revised design with the gables and vertical strips of cladding of varying colours would break up and add interest to the external appearance of the car park from the public realm. The design is considered high quality in accordance with policy UD1 of Watford's Core Strategy.

6.9 (b) Impact on surrounding properties

To the north of the site is Watson Court, a flatted development which sits to the rear of the football stadium. The 25 degree line taken up from the lowest windows of these flats would not be crossed by the 1.5 metre increase in height of the car park. The flattening of the protrusion of the northern stair core against the car park would improve daylight levels. This has been confirmed by a Daylight and Sunlight assessment produced by eb7. The impact to neighbouring amenity is considered acceptable.

6.10 There are no other residential dwellings close to the site. The adjoining approved development to the southern and eastern boundaries has been designed around the existence of the car park (19/00778/FULM).

6.11 (c) Environmental Considerations

This application has been submitted with a revised construction management plan. Hertfordshire County Council Highways are satisfied with the provisions stated in this plan. Condition 4 will therefore be varied to become a compliance condition.

6.12 An outline remediation strategy and a foundation works risk assessment were also submitted. The Local Lead Flood Authority and the Environment Agency are satisfied with the provisions of these documents. Conditions 5, 6 and 8 will also become compliance conditions.

7 Consultation responses received

7.1 Statutory consultees and other organisations

Name of Statutory Consultee / Other Organisation	Comment
HCC Ecology	No objection.
HCC Highways	Initial objection overcome by the submission of the Matchday Car Park Management Plan (document included in approved documents at condition 3).
HCC Local Lead Flood Authority	Initial objection in relation to surface water drainage overcome following correspondence with the agent.
HCC Property	No objection.
Hertfordshire Constabulary	No objection.
Environment Agency	Satisfied with information submitted pursuant to conditions 5, 6 and 8.
Natural England	No objection.
Thames Water	No objection.

7.2 Internal Consultees

Name of Statutory Consultee / Other Organisation	Comment
WBC Arboricultural officer	No objection.
WBC Economic Development	No objection.
WBC Environmental Health	No objection.
WBC Waste and Recycling	No objection.

7.3 Interested Parties

Letters of consultation were sent to 232 properties. No responses were received.

8 Recommendation

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

Conditions

1. The development to which this permission relates shall be begun before 29th March 2022.

Reason: To comply with the time limit for the commencement of planning permission 18/01383/FULM

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

- 6570-STRIPE-WP-XX-DR-AX-90004 P5 Location Plan @ 1:1250
- 6570-STRIPE-WP-XX-DR-AX-90003 P4 Proposed Site Plan @ 1:500
- 6570-STRIPE-WP-XX-DR-AX-30001 P10 Proposed MSCP Ground Level
- 6570-STRIPE-WP-XX-DR-AX-30002 P9 Proposed MSCP Level 01
- 6570-STRIPE-WP-XX-DR-AX-30003 P10 Proposed MSCP Level 02
- 6570-STRIPE-WP-XX-DR-AX-30004 P10 Proposed MSCP Level 03
- 6570-STRIPE-WP-XX-DR-AX-30005 P10 Proposed MSCP Level 04
- 6570-STRIPE-WP-XX-DR-AX-30006 P10 Proposed MSCP Level 05
- 6570-STRIPE-WP-XX-DR-AX-30007 P10 Proposed MSCP Level 06
- 6570-STRIPE-WP-XX-DR-AX-30009 P5 Proposed MSCP Parapet Level
- 6570-STRIPE-WP-XX-DR-AX-30541 P3 Proposed MSCP North Elevation
- 6570-STRIPE-WP-XX-DR-AX-30542 P3 Proposed MSCP East Elevation
- 6570-STRIPE-WP-XX-DR-AX-30543 P3 Proposed MSCP South Elevation
- 6570-STRIPE-WP-XX-DR-AX-30544 P3 Proposed MSCP West Elevation
- 6570-STRIPE-WP-XX-DR-AX-30601 P4 Proposed MSCP Section A
- 6570-STRIPE-WP-XX-DR-AX-30602 P4 Proposed MSCP Section B
- 6570-STRIPE-WP-XX-DR-AX-30603 P4 Proposed MSCP Section C
- 6570-STRIPE-WP-XX-DR-AX-30604 P4 Proposed MSCP Section D
- 6570-STRIPE-WP-XX-DR-AX-30605 P5 Proposed MSCP Section E
- 6570-STRIPE-WP-XX-DR-AX-30801 P2 North Elevation Headlight Protection
- 11284-WAT-NR-XX-DR-C-92140 P01 Section 38 Works Drainage Layout
- 11284-WAT-NR-XX-DR-C-92141 P01 Section 38 Works Drainage Layout Sheet 1
- 11284-WAT-NR-XX-DR-C-92142 P01 Section 38 Works Drainage Layout Sheet 2
- 11284-WAT-NR-XX-DR-C-92110 P01 Drainage Details Sheet 1
- 11284-WAT-NR-XX-DR-C-92111 P01 Drainage Details Sheet 2
- 11284-WAT-NR-XX-DR-C-92112 P01 Drainage Details Sheet 3
- 11284-WAT-NR-XX-DR-C-04016 P01 Proposed Drainage Layout
- 6570-STRIPE-WP-XX-DR-PX-52701 Rev B Revised proposed drainage sections
- 6570-STRIPE-WP-XX-DR-PX-52801 Rev E Revised proposed drainage plan

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 document, unless otherwise approved in writing by the Local Planning Authority.

Multi Storey Car Park Design Report, prepared by STRIPE, dated 03.02.2019

Planning Statement: Watford Riverwell Multi Storey Car Park October 2018 prepared by Savills

- Transport Statement, Watford Riverwell, Northern Masterplan, MSCP October 2018, prepared by Mayer Brown. (Report ref KPWatford.1. FINAL)
- Transport Technical Note, prepared by Mayer Brown, dated 19.12.2019
- Matchday Management Plan, prepared by Mayer Brown, dated May 2020
- Arboricultural Survey and Impact Assessment October 2018 (Report ref RT-MME-128664)
- Energy and Sustainability Report October 2018 Issue P1, prepared by elementa
- Planning noise report, prepared by ion Acoustics. (Report ref Acoustic A1354 RO1)
- Environmental Statement Non-Technical Summary October 2018 prepared by Savills
- Environmental Statement Addendum February 2020, prepared by Savills
- Preliminary Environmental Risk Assessment (Report ref. WIE11284-102R.3.2.2.PERA);
- Geo-Environmental Quantitative Risk Assessment (Report ref. WIE11284-102-R.7.3.2.GQRA);
- Flooding and Drainage Strategy: Flood Risk Assessment and Drainage Strategy Sept 2018 (Ref WIE11284-104-R-4-3-1-FRA) and Response to LLFA Queries (Ref 6570-STRIFE-XX-XX-XX-RP-ZX-52001 REV P1.)
- Daylight and Sunlight Report, prepared by eb7, dated 18.12.19

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. Construction of the development shall be carried out in accordance with the recommendations detailed in the management plan numbered: 3443, titled: Watford Heath Campus Enabling Works and dated: 18/11/2019.

Reason: To ensure that construction of development does not interfere with the free flow and safety of traffic and the convenience and safety of pedestrian movements within the vicinity of the site.

5. Remediation of contamination shall be carried out in accordance with the recommendations detailed in the outline remediation strategy reference: WIE11284-102-R-6-4-2-RS_CW, dated: December 2019.

Reason: To ensure that 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.

6. Contamination Monitoring and Maintenance shall be carried out in accordance with the recommendations detailed in the foundation works risk assessment reference: WIE11284-102-R-25-1-2-FWRA, dated: December 2019.

Reason: To ensure that 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.

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

Reason: As requested by the EA. To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 170 of the National Planning Policy Framework.

8. Piling shall be carried out in accordance with the recommendations detailed in the foundation works risk assessment reference: WIE11284-102-R-25-1-2-FWRA, dated: December 2019.

Reason: To ensure that 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 off site receptors.

9. 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: As requested by the EA. To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 170 of the National Planning Policy Framework and Position Statement N Groundwater resources of 'The Environment Agency's approach to groundwater protection'.

10. Following completion of measures identified in the approved remediation scheme and within three months of first use 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. The above must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: As requested by WBC contamination advisor, to ensure that 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.

11. Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of 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.

Reason: As requested by WBC contamination advisor, to ensure that 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.

12. Prior to the commencement of the use of any part of the development, a scheme detailing the electric vehicle parking provision shall be submitted to and approved in writing by the Local Planning Authority. This shall include active and passive EV provision to be installed in the car park. The provision as approved by this condition shall be installed and made available for use prior to the use of the development.

Reason: To ensure the development provides appropriate electric vehicle parking provision.

13. Should the masterplan development adjacent to the development not be commenced within 5 years from the commencement of the use of the car park, all gaps in the car park façade shall be infilled with cladding and external facing material to match the building, as detailed in the Multi Storey Car Park Design Report, prepared by STRIPE, dated 03.02.2019, unless otherwise agreed in writing by the Local Planning Authority.

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

14. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Waterman Infrastructure & Environment Limited, document reference WIE11284-104-R-5-2-1-FRA, dated October 2018 and the following mitigation measures detailed within the FRA:

1. 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 5 l/s during the 1 in 100 year event plus 40% of climate change event.
2. 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 permeable paving with sub-base and underground tank.
3. Discharge of surface water from the private drainage into the wider strategic surface water sewer.

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: 1. To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site. 2. To reduce the risk of flooding to the proposed development and future occupants.

15. Upon completion of the development works an updated management and maintenance plan for all the SuDS features and structures included within the drainage strategy must be submitted and shall include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime. This should include as-built drawings of all SuDS features and the final drainage layout.

Reason: 1. To prevent the increased risk of flooding, both on and off site.

Informatives

1. Positive and proactive statement
2. Building Regulations
3. Party Wall Act
4. Hours of Construction
5. Highway Works – HCC agreement required