

<b>Committee date</b>	Wednesday, 29 July 2020
<b>Application reference</b>	20/00178/FULM - 147 York Way
<b>Site address</b>	
<b>Proposal</b>	Construction of 62 new dwellings (Block D and E1), including a 51 bed Flexicare scheme (changed from 'Extracare'), a hairdressers, community hub and associated external works. Amendment to planning application 15/00919/FULM.
<b>Applicant</b>	Mulalley And Company Limited
<b>Agent</b>	Mulalley And Company Limited
<b>Type of Application</b>	Full planning permission
<b>Reason for committee Item</b>	Major development
<b>Target decision date</b>	15 <sup>th</sup> May 2020
<b>Statutory publicity</b>	Public advertisement and site notices
<b>Case officer</b>	Paul Baxter, paul.baxter@watford.gov.uk
<b>Ward</b>	Meriden

## 1. Recommendation

Approve subject to subject to the completion of a planning obligation under section 106 of the Town and Country Planning Act 1990 and the conditions as set out in section 8 of this report.

## 2. Site and surroundings

- 2.1 The site is located at the junction of The Gossamers and York Way and comprises the land occupied by the existing Meriden local shopping parade and the site of the former Alterstart garage (now demolished). The main building on the site is 3 storeys with ground floor commercial units and 2 storeys of flats above. Also included is the parking area to the front of the parade and a former lock-up garage site to the rear. The site has an area of approximately 0.82 hectare.
- 2.2 The site forms part of a larger development area of 2.97 hectares within the central part of the Meriden estate, the subject of planning permission 15/00919/FULM for the redevelopment of 133 new dwellings. This permission is currently being implemented on site with 7 blocks of bungalows, houses and flats currently under construction, including a new parade of shops.

## 3. Summary of the proposal

### 3.1 **Proposal**

Planning permission 15/00919/FULM included a new building on the application site comprising Block D/E1 (linked together) with Block D comprising a 50 'Extracare' flats and a hairdressers and Block E1 comprising 9 general flats, a community hub and cafe. Block D/E1 cannot be built as approved due to their proximity to overhead power lines and the requirement from National Grid to increase the distance between the building and the line of the cables.

3.2 The proposed new building has been redesigned based upon the scale, design and materials of the approved building and incorporating various non-material amendments that have subsequently been approved. Block D now provides 51 'Flexicare' flats and a hairdressers and Block E1 provides 11 general flats and a community hub. Due to the slight reduction in the ground footprint of the building, the proposed café is no longer included.

3.3 'Flexicare' housing is a housing product described by the applicant as:

*"Flexicare Housing is a positive lifestyle choice for older people that combines accommodation with care and support services. There are many different types of Flexicare accommodation available from small communities of apartments and bungalows to retirement villages. The facilities that we are constructing as part of the Meriden regeneration will include:*

- *Self-contained adapted apartments and bungalows*
- *Provision of personal care and support services on a needs-assessed basis*
- *Reception and office accommodation*
- *Communal facilities and services, such as lounge, dining area and garden*

*The eligibility criteria is yet to be finalised, but residents are usually:*

- *Above a certain age: 55+*
- *Able to live safely on their own with some support"*

3.4 The overall layout of the site, the siting of the building in relation to The Gossamers, York Way and surrounding properties, the access arrangements from The Gossamers and York Way and car parking provision all remain unchanged.

### 3.5 **Conclusion**

The proposed changes to Block D/E1 have been necessitated to comply with the requirements of National Grid in relation to the clearance to the overhead power lines. The changes relate principally to Block E1, in terms of its width, depth and height but the overall scale, design and appearance of the building

has been retained. The opportunity has also been taken to add three additional units to the northern element of Block D. The proposed changes are considered acceptable and retain the character and appearance of the building and the wider development. All other aspects of the building remain unchanged. No additional adverse impacts to surrounding properties have been identified. The application is therefore recommended for approval.

**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 The following planning history is relevant to the current application.

15/00919/FULM	Demolition of 10 bungalows, existing shopping parade comprising 10 commercial units and residential accommodation above (9 maisonettes and 2 flats), estate office, MOT service garage and 27 garages plus garages/stores behind the shopping parade. Construction of 133 new dwellings, including a 50 bed extra care scheme, new shops plus associated works to landscape, parking and service access roads.	Planning permission granted 05.02.2016
17/00108/DISCON	Details submitted for Condition 5 (Development Phasing Plan), Condition 6 (Environmental Management Plan), Condition 7 (Site Waste Management Plan), Condition 8 (Protective Fencing), and Condition 21 (Construction Traffic Management Plan) pursuant to planning permission	Approved 03.05.2018

	15/00919/FULM	
17/00410/DISCON	Details submitted for Condition 4 - Considerate Contractors registration certificate pursuant to planning permission 15/00919/FULM	Approved 16.05.2017
17/01202/NONMAT	Non-material amendment to planning permission 15/00919/FULM for various general alterations to the approved scheme.	Approved 02.10.2017
18/00549/DISCON	Details submitted to discharge condition 9 (materials) pursuant to planning permission 15/00919/FULM	Approved 25.07.2018
18/00909/NONMAT	Non material amendment to planning permission ref. 15/00919/FULM for various alterations to Block E1/D including reduction in ground floor height by 450mm, rationalisation of window sizes and composite windows and doors replaced with UPVC.	Approved 05.10.2018
18/01041/DISCON	Details submitted for condition 34 (Acoustic report associated to substation noise) pursuant to planning permission 15/00919/FULM	Approved 29.10.2018
19/00139/DISCON	Details submitted for Condition 28 (residential travel plan) pursuant to planning permission 15/00919/FULM	Approved 21.02.2019
19/00565/DISCON	Details submitted for Condition 23 (Soft landscaping - 3 bungalows in	Approved 16.08.2019

	Block A only) and Condition 24 (Hard landscaping - whole site) pursuant to planning permission ref. 15/00919/FULM	
20/00593/DISCON	Details submitted for Condition 12 (site contamination soil investigation), Condition 14 (contamination monitoring and maintenance plan) and Condition 17 (piling methods) pursuant to 15/00919/FULM	Pending consideration
20/00665/DISCON	Details submitted for Condition 23 (soft landscaping) pursuant to planning permission 15/00919/FULM	Pending consideration

## 6. Main considerations

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

- (a) Housing and other uses
- (b) Affordable housing provision
- (c) Scale, design and appearance
- (d) Impacts on neighbouring properties
- (e) Highways and parking

6.2 (a) Housing and other uses

The main change in the residential provision is the change in housing product from 'Extracare' to 'Flexicare'. There are a number of similar housing products designed to facilitate independent living for elderly people with different levels of care provided. The names given to the different products are often not exact or consistent but all provide some form of assisted or supported living for elderly people. The change in housing product will still provide supported independent living for the elderly but with a more flexible level of care available including allowing initial occupation without requiring care services. This has been requested by the applicant to best meet the needs

they have identified. There is no objection to this change and this is acceptable.

- 6.3 All of the units within Block D remain as 1 bedroom, 2 person units, as approved. The mix of units in Block E1 has changed as follows:

<b>Unit type</b>	<b>Approved</b>	<b>Proposed</b>
1 bed, 2 person	5	7
2 bed, 3 person	1	3
2 bed, 4 person	3	1
Total	9	11

Block E provides an overall increase of 2 units albeit with a loss of 2 no. 2 bed, 4 person units. However, the mix is still considered acceptable within the overall context of the development being undertaken.

- 6.4 The approved scheme included a new community hub (to replace the existing community room on the site), a café and a hairdresser (directly linked to Block D to provide a facility for the residents as well as the wider community. In the proposed scheme, the community hub and hairdresser have been retained but the café use has been lost. This is considered acceptable as there is opportunity for a café use within the new parade of shops currently under construction in Block E2/E3 on the opposite side of York Way.

- 6.5 (b) Affordable housing provision  
Planning permission 15/00919/FULM was subject to a Section 106 unilateral undertaking to secure affordable housing across the development. This secured the following obligations from the applicant:

- (i) a minimum of 9 Units shall be provided as Social Rented Housing Units, with the Units selected for this tenure being at the discretion of the Applicant;
- (ii) a minimum of 80 Units shall be provided as Affordable Rented Housing Units, with the Units selected for this tenure being at the discretion of the Applicant;
- (iii) all remaining Units shall be provided as Social Rented Housing Units or as Affordable Rented Housing Units or as Private Rented Housing Units, with the Units selected for these tenures being at the discretion of the Applicant.

- 6.6 This overall level of provision remains acceptable with the minimum 89 affordable units comprising 65.4% of the total number of units now provided (including the increase of 3 units resulting from the current proposal).
- 6.7 (c) Scale, design and appearance  
The overall scale, design and appearance of the building remains as approved under planning permission 15/00919/FULM and amended under non-material amendment 18/00909/NONMAT. The main changes to the building are:
- i) Block E1 - The part 3, part 4 storey element sited towards the York Way frontage and adjacent to 145, York Way has been reduced in width by 3m to achieve the required increased clearance from the overhead power lines. As a result, this part of the building has become narrower and is now set further back from York Way. In order to compensate for this loss of floorspace, the 3 storey element has been increased to 4 storeys and the roof form changed from a series of pitched roofs to a flat roof to match that of the approved 4 storey element.
- 6.8 These changes maintain the overall character and appearance of the building and are acceptable.
- 6.9 ii) Block D – The single storey block of 3 bungalows forming the northern element of the building has been increased to 2 storeys to provide 6 flats. The flat roof has been retained.
- 6.10 This element is now the same height and similar design, incorporating a flat roof, as the 2 storey western element of the building. The overall character and appearance of the building is retained and this is acceptable.
- 6.11 (d) Impacts on neighbouring properties  
The site adjoins residential properties in York Way (specifically No. 145 adjoining the access road) and Bowmans Green to the west and residential properties in Bowmans Green and the Badger public house to the north. The main changes to the building to Block E1, sited alongside no. 145, York Way, and the increase in the approved bungalows forming the northern element of Block D, are assessed in terms of their potential additional impacts on surrounding properties.
- 6.12 (i) 145, York Way  
The approved Block E1 was 4 storeys high closest to York Way stepping down to 3 storeys alongside the rear garden of No.145. This 3 storey element has now been increased to 4 storeys. Whilst this increase in height has the

potential to cause additional harm to the garden area of No.145, the building is now sited 3m further away from the side boundary of this property due to the requirement to achieve a greater clearance to the overhead power lines. As such, the building is now 22.8m away from the side garden boundary and is not considered to result in any additional impacts on No.145.

6.13 (ii) 30-44 (evens), Bowmans Green

The approved Block D was 2 storeys high adjacent to the rear garden boundaries of these properties, separated by the access road running around the rear of the building. This element of the building remains unchanged in the current proposal and no additional impacts will arise.

6.14 (iii) 64, Bowmans Green and the Badger public house

The approved Block D was single storey adjacent to the rear garden boundary of No.64 and the side boundary of the Badger public house, separated by the access road running around the rear of the building. This element of the building has now been increased to 2 storeys. In respect of No.64, the two storey element is sited 13m from the rear garden boundary at its closest point and 28m from the single storey rear extension of the property. These distances exceed the guideline distances (11m and 27.5m respectively) in the Residential Design Guide and are acceptable. As such, the proposal will have no additional adverse impacts on this property. With regard to the badger public house, the building overlooks the rear covered storage area and will have no adverse impact on this property.

6.15 (e) Highways and parking

The site is served by 2 vehicular access points, one from The Gossamers at the north-eastern corner of the site and one from York Way at the western corner of the site. These remain as previously approved. As part of the original approval, a raised shared surface carriageway was proposed extending along the frontage of the site on The Gossamers to the junction with York Way and along the York Way frontage east to the junction with Meriden Way. However, subsequent to the granting of planning permission 15/00919/FULM, various road safety audits were carried out by Herts. County Council as the Highway Authority and further consultations undertaken with the local residents association and individual residents. As a result, it was agreed with the County Council that the proposed shared surface carriageway would not be implemented as part of the development and a normal carriageway would be provided. All of the highways works agreed with the County Council are currently the subject of a draft Section 278 Highways Agreement with the County Council which is close to being completed. Once completed, the highway works will be undertaken across the development area as each phase of the development is completed.



6.16 The parking provision across the development area was agreed following an extensive parking survey carried out as part of application 15/00919/FULM. The agreed provision for block D/E1 is to be retained. Although 3 additional flats are provided as part of the current proposal (one 'Flexicare' and 2 general) it is not possible to provide any additional parking. However, it is not considered that this would result in any significant additional parking issues in the context of the wider development.

## 7. Consultation responses received

### 7.1 Statutory consultees and other organisations

Consultee	Comments
Environmental Agency	Requested standard land contamination conditions be imposed.
Thames Water	No objection.
Herts County Council Lead Local Flood Authority	Requested the approved surface water drainage strategy be updated to current standards. This has been done and forwarded to the LLFA. Their formal comments will be reported to the meeting.
Herts County Council Developer Services	Requested fire hydrant provision.

### 7.2 Internal Consultees

Consultee	Comments
Environmental Health	Requested standard land contamination conditions be imposed.
Waste and recycling	Commented on the access arrangements to the rear of the site for refuse collection.

### 7.3 Interested parties

Letters were sent to 394 properties in the surrounding area. A response has been received from 1 property. This does not relate specifically to the current application but to the timing of the proposed relocation of the existing commercial uses to the new commercial units in Block E2/E3. This is a timing and management issue for Watford Community Housing.

## 8. Recommendation

That planning permission be granted, subject to the completion of a planning obligation under section 106 of the Town and Country Planning Act 1990 as set out below, and subject to the following conditions:

### Section 106 Heads of Terms

- i) To secure the provision of fire hydrants as required to serve the development.
- ii) To secure a minimum of 89 dwellings as affordable housing comprising 9 social rented and 80 affordable rented units. The remaining 44 dwellings to be provided as social rented, affordable rented or private rented units.

### Conditions

1. The development to which this permission relates shall be begun within a period of 3 years commencing on the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall only be constructed in accordance with the following approved drawings, unless otherwise agreed in writing by the Local Planning Authority:

SW-M437-AD-D7000B, D7001B, D7002B, D7003B, D7004B, D7005B, D7006B, D7007B

Reason: For the avoidance of doubt as to what has been permitted.

3. No development shall commence until an Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This Plan shall include details of contractors' parking, arrangements for the delivery and storage of materials, any temporary access/egress points to adjoining highways, measures to mitigate noise and dust, and wheel washing facilities. The Plan as approved shall be implemented throughout the demolition/construction period.

Reason: To safeguard the amenities and quiet enjoyment of neighbouring properties and prevent obstruction of the adjoining

highway during the time that the development is being constructed, pursuant to Policies T4 and SE22 of the Watford District Plan 2000.

4. No development shall commence until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority for. This Plan shall include demolition and construction works. The Plan as approved shall be implemented throughout the demolition/construction period.

Reason: To minimise the waste generated by the development and ensure the sustainable re-use and management of waste within the county.

5. No construction works shall commence to Block D until an acoustic report, assessing any noise impacts on the proposed dwellings from the adjacent existing electricity sub-station located on the northern boundary of the site and proposing any necessary mitigation measures, has been submitted to and approved in writing by the Local Planning Authority. No dwelling in this block shall be occupied until any respective mitigation measures have been installed in full. These measures shall be retained at all times.

Reason: To ensure acceptable internal noise levels are achieved for the future occupiers of the proposed flats.

6. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified: - all previous uses - potential contaminants associated with those uses - a conceptual model of the site indicating sources, pathways and receptors - potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and

- remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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

Reason: To protect highly sensitive groundwater resources. The Preliminary Risk Assessment submitted with this application indicates the presence of polluting substances from the previous uses (former petrol filling station now used as MOT & service centre, electrical substations and garages). The site is located within Source Protection Zone 1, indicating that groundwater beneath the site will reach the public drinking water supply within 50 days and is therefore highly sensitive to pollution. 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 occupation of any part of the permitted development shall take place until a verification report demonstrating 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. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To protect highly sensitive groundwater resources. The Preliminary Risk Assessment submitted with this application indicates the presence of polluting substances from the previous uses (former petrol filling station now used as MOT & service centre, electrical

substations and garages). The site is located within Source Protection Zone 1, indicating that groundwater beneath the site will reach the public drinking water supply within 50 days and is therefore highly sensitive to pollution. 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.

8. No development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be 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. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect highly sensitive groundwater resources. The Preliminary Risk Assessment submitted with this application indicates the presence of polluting substances from the previous uses (former petrol filling station now used as MOT & service centre, electrical substations and garages). The site is located within Source Protection Zone 1, indicating that groundwater beneath the site will reach the public drinking water supply within 50 days and is therefore highly sensitive to pollution. 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.

9. 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 the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected

contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To protect highly sensitive groundwater resources. The Preliminary Risk Assessment submitted with this application indicates the presence of polluting substances from the previous uses (former petrol filling station now used as MOT & service centre, electrical substations and garages). The site is located within Source Protection Zone 1, indicating that groundwater beneath the site will reach the public drinking water supply within 50 days and is therefore highly sensitive to pollution. 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.

10. No infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To protect highly sensitive groundwater resources. The Preliminary Risk Assessment submitted with this application indicates the presence of polluting substances from the previous uses (former petrol filling station now used as MOT & service centre, electrical substations and garages). The site is located within Source Protection Zone 1, indicating that groundwater beneath the site will reach the public drinking water supply within 50 days and is therefore highly sensitive to pollution. 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. 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: To protect highly sensitive groundwater resources. The Preliminary Risk Assessment submitted with this application indicates the presence of polluting substances from the previous uses (former petrol filling station now used as MOT & service centre, electrical substations and garages). The site is located within Source Protection Zone 1, indicating that groundwater beneath the site will reach the public drinking water supply within 50 days and is therefore highly sensitive to pollution.

12. The development shall only be implemented in accordance with the external materials approved under ref. 18/00549/DISCON:

Main facing brick - Wienerberger Westminster Yellow Multi  
Detail brick - Wienerberger Staffordshire Smooth Brown  
Redland Plain roof tile - Charcoal Grey  
Redland Mockbond Mini Stonewold roof tile - Charcoal Grey  
Thermowood D Pine timber cladding (Vincent Timber)  
Eurocell Eurologik uPVC window and door system - Slate Grey  
GAP Homeline uPVC fascias and soffits - Black  
FloPlast uPVC rainwater goods - Black

Drawing no. SW-M437-AD-B7000 A (Block B elevations illustrating intended use of materials)

Drawing no. SW-M437-AD-E7000 A (Block E elevations illustrating intended use of materials)

Reason: 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 dwelling shall be occupied until details of a lighting scheme for the development have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be installed as approved.

Reason: To meet the needs for safety and security for users of the site and to ensure no adverse impacts on the adjoining public highways or adjoining properties, in accordance with Policy SE23 of the Watford District Plan 2000.

14. No impact piling shall take place within the site 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. 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.

15. No dwelling shall be occupied until a detailed soft landscaping scheme for all the land within and adjoining the respective part of the site, has been submitted to and approved in writing by the Local Planning Authority. This shall include the retention of existing trees and hedging where possible and measures to enhance the ecological biodiversity of the site. The approved landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of the respective block forming part of the development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

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.

16. The development shall only be implemented in accordance with the hard landscaping scheme approved under ref. 19/00565/DISCON:

Drawing no. SW-M437-AD-L7000 Rev.D

-Permeable surface - Forterra 200x100x80mm Aquaflo block paving - Colour: charcoal grey. Colour: autumn yellow for parking bay demarcation.

-Village green/playspace path- Geveko Angular buff resin bonded gravel.

-Market square block paving (vehicular)- Tobermore Sienna 240x160x80 - Colour: graphite. Demarcation - Colour: silver



- Market square block paving (pedestrian)- Tobermore Sienna 240x160x80 - Colour: sandstone.
- New mews & driveway block paving - Formpave Royal Forest 200x100x80mm - Colour: red brindle
- Road crossing paving- Marshalls 400x400 tactile blister standard red.
- Flao pavino - Marshalls 450x450x50 Saxon Textured - charcoal

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.

17. No individual dwelling, as identified on the approved drawings, shall be occupied until the respective refuse and recycling facilities and cycle storage facilities to serve the dwellings, as shown on the approved drawings, have been constructed. These facilities shall be retained as approved at all times.

Reason: In the interests of the visual appearance of the site and to ensure that adequate facilities exist for residents of the proposed development, in accordance with Policy SE7 of the Watford District Plan 2000.

18. No individual dwelling, as identified on the approved drawings, shall be occupied until the respective vehicle parking accommodation, as shown on the approved drawings has been provided and made available for use. This parking accommodation shall be permanently retained and shall not be used for any other purpose than the parking of vehicles of occupants of the development or visitors to the site.

Reason: To ensure that the development makes adequate provision for the parking of vehicles of the future occupiers of the development and their visitors in the interests of highway safety and to accord with Policies T22 and T24 of the Watford District Plan 2000.

### Informatives

1. IN907 Consideration of the proposal in a positive and proactive manner.
2. IN910 Building Regulations.
3. IN911 Party Wall Act.
4. IN912 Hours of construction.
5. IN913 CIL Liability.
6. IN909 Street naming and numbering.

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