

DEVELOPMENT MANAGEMENT COMMITTEE

27th July 2021

UPDATE SHEET

NATIONAL PLANNING POLICY FRAMEWORK 2021

New NPPF has been published on 20th July 2021 and is now a material planning consideration relevant to the consideration of both planning applications for committee consideration.

Relevant to Item 4 and Item 5 the updated NPPF includes a more detailed description of sustainable development in paragraph 11 and maintains the 'presumption in favour of sustainable development'. The NPPF now includes objectives for "beautiful and sustainable buildings" including in paragraph 126.

In respect of Item 4, there are no substantive changes to the national policy objectives of the NPPF in respect of the content detailed in the report for healthcare provision, high quality places, sustainable transport and environmental concerns.

In respect of Item 5, there are no substantive changes to the national policy objectives of the NPPF in respect of the content detailed in the report for the delivery of new homes, the effective use of land for development, high quality design, transport matters and environmental concerns.

For members' information, a full summary of the NPPF changes has been prepared by Watford Borough Council Planning officers and is appended to this update sheet.

Item 4: 21/00765/OUTM- Watford General Hospital, Vicarage Road, Watford WD18 0HB

AMENDED RECOMMENDATION

That planning permission be granted subject to the completion of a planning obligation under s.106 of the Town and Country Planning Act 1990 to secure the provisions of the updated S106 Heads of Terms and subject to the conditions as detailed in section 8 of the report and as below.

UPDATED S106 HEADS OF TERMS

- i) To secure the provision and maintenance of a safe and direct pedestrian and cycle route from the north of the site to Vicarage Road at all times following occupation of the new hospital with details to be submitted to and approved by the Local Planning Authority. Details of this route shall include its position, width, surface finish, lighting, signage and any level changes;
- ii) To secure an updated Travel Plan and financial payment to Hertfordshire County Council of £6,000 for the long term monitoring of the Travel Plan for the site;
- iii) To secure a financial payment of £600,000 to Hertfordshire County Council towards bus services in the vicinity of the hospital;
- iv) To secure a financial payment of £250,000 to Hertfordshire County Council for the improvements along Thomas Sawyer Way; and
- v) To secure a financial payment of £150,000 to Watford Borough Council for improvements to pedestrian and cycling routes to the hospital.

ADDITIONAL CONSULTEE COMMENTS

Hertfordshire Highways – Comments of 23rd July 2021 confirm no objection to the application subject to conditions and S106 contributions to sustainable transport.

ADDITIONAL CONDITIONS

29. Materials Panel

Construction of the superstructure shall not commence until:

- a) Full details of the materials to be used for all the external surfaces have been submitted to and approved in writing by the Local Planning Authority; and
- b) Sample panels have been constructed on site to show the typical facades including panelling, window frames and glazing, and have made available for inspection and approved in writing by the Local Planning Authority.

Reason: In the interests of the 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.

30. Access

No development shall commence until full details (in the form of scaled plans and / or written specifications) have been submitted to and approved in writing by the Local Planning Authority to illustrate the following:

- i) Roads, footways.
- ii) Cycleways.
- iii) Foul and surface water drainage.
- iv) Visibility splay
- v) Access arrangements
- vi) Parking provision.
- vii) Loading areas.
- viii) Turning areas.

Reason: To ensure suitable, safe and satisfactory planning and development of the site in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018)

31. Vehicular access

Prior to the first occupation or use of the development hereby permitted the vehicular access shall be completed and thereafter retained as shown on drawing number(s) (20175/019 Rev A, 20175/026 Rev C, 20175/027 Rev A and WHHT-BDP-WGH-00_DR-T-20140 Rev C01) in accordance with details/specifications to be submitted to and approved in writing by the Local Planning Authority. Prior to use appropriate arrangements shall be made for surface water to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

32. General Vehicle Through Route Closure

Prior to the first occupation or use of the development hereby permitted general vehicle through routes via the hospital between Vicarage Road, Willow Lane and Thomas Sawyer Way will be closed to general traffic.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety and amenity in accordance with Policies 5 and 7 of Hertfordshire's Local Transport Plan (adopted 2018).

AMENDED CONDITIONS

5. Construction Environment Management plans

No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority,

including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Plan / Statement shall include details of:

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

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

9. Energy Statement

- i) Prior to the commencement of development, an Energy Statement in accordance with the targets and objectives set out in the Energy Statement shall be submitted to an approved in writing by the Local Planning Authority.
- ii) Prior to occupation, evidence demonstrating that the approved measures have been implemented, together with detail of ongoing management and maintenance to ensure the measures continue to achieve the predicted CO2 emissions reduction shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate.

11. Slow-worm Translocation

Prior to commencement of development within the donor area indicated in 'Slow Worm Translocation Strategy V01' drawing, the Translocation Strategy

for slow-worms as detailed in the Preliminary Ecological Assessment Rev C02 [WHHT-BDP-WGH-XX-RP-T-00112] shall be implemented.

Reason: In order to prevent the inadvertent killing of slow-worms of which there was one found under the Preliminary Ecological Assessment.

14. Maximum Heights

All Reserved Matters applications shall accord with the approved Parameter Plan for Maximum Height as follows:

- i) No part of the building, with the exception of flues and roof top plant, shall exceed the maximum heights of the development as detailed in the Maximum Height Parameter Plan;
- ii) Where the Maximum Height Parameter Plan approves an area of building up to a maximum height of +150m AOD for up to 60% of the area, the remainder of the building in this area shall not exceed a maximum height of +112m AOD; and
- iii) Where the Maximum Height Parameter Plan approved an area of building up to a maximum height of +112m AOD for up to 75% of the area, the remainder of the building in this area shall not exceed a maximum height of +90m AOD.

Reason: For the avoidance of doubt in respect of the maximum building heights approved.

15. Appearance

Any application in respect of reserved matter (a) 'Appearance' shall include details of all matters of appearance including, but not limited to, the following:

- i) All plant and equipment including gas storage, roof plant, PV, cleaning cradles, lift overruns, railing, flues, vents and telecommunication equipment and any associated mitigation to avoid noise impacts;
- ii) Bridge links which shall have a transparency of 60-80% on elevations;
- iii) Entrances and Active Frontages, as identified on the Parameter Plan for Frontages and Spaces, to include shopfronts and direct accesses to ancillary retail units;
- iv) How the design of the building responds to micro-climate issues such as wind and sun, including any screening or mitigation to prevent adverse wind impact or overheating

20. BREEAM Excellent

Within 6 months of first occupation the final post construction BREEAM certificate(s) indicating that a BREEAM 'Excellent' rating has been achieved shall be submitted to the local planning authority and approved in writing.

Reason: To ensure the development incorporates sustainable design and construction methodology as detailed in the application documents.

21. Travel Plan

At least 3 months prior to the first occupation or use of the approved development a detailed Travel Plan for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented in accordance with the timetable and target contained therein and shall continue to be implemented unless otherwise approved in writing by the Local Planning Authority

Reason: To promote sustainable modes of travel in accordance with Policy T3 of the Watford Local Plan Core Strategy 2006-31 and policies 3, 5, 7, 8, 9 and 10 of Hertfordshire's Local Transport Plan (adopted 2018).

Item 5: 21/00218/FUL 91-93 King George's Avenue, Watford WD18 7QE

AMENDMENT TO REPORT:

Para 6.23 of the Committee Report is incorrect.

To confirm, there is a landing window to the end wall of No. 95 King George's Avenue which provides daylight to the staircase and unobstructed views out. Officer has assessed this window and given that it is an opening to a non-habitable space (i.e. a landing area), the proposal is not considered to result in a materially harmful impact to neighbouring light.

CLARIFICATION OF APPENDIX:

Following the formal assessment of the application by officers, a CGI illustrating the side elevation of the proposed building was submitted. This CGI was submitted at the request of planning officers to serve as supplementary material for Members to be presented at Committee. However, it is since noted by officers that this side-view CGI is not accurate and should, therefore, be disregarded by Members.

ADDITIONAL CONDITION:

One condition is added to ensure that the parking facilities contain 1no. electric charging point in order to provide sustainable transport infrastructure. The applicant has agreed to the addition of this condition.

14. Electric Vehicle Charging

Prior to the occupation of the development hereby permitted, the parking area shall provide for 1no. active electric vehicle charging point and details of the type and specification of electric vehicle charging infrastructure, the energy sources and the strategy/management plan for supply and maintenance of the electric vehicle charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The electric vehicle charging infrastructure shall be installed in accordance with the approved details prior to occupation of each of the units and permanently maintained and retained.

Reason: To ensure construction of a satisfactory development and to promote sustainable development in accordance with Policies 5, 19 and 20 of Hertfordshire's Local Transport Plan (adopted 2018)."

AMENDED CONDITON:

Existing condition No. 3 to be amended to include reference to the maintenance of appropriate facilities for the storage and collection of refuse for the residents of Hanover Court and continued provision of a safe means of access during construction works, and to also provide explicit reference to the erection and maintenance of site hoarding around the site to protect neighbouring resident's amenity.

The amended wording of this recommended condition is as follows (*shown in bold italics*):

3. Construction Management Plan

*No development on site shall commence until a construction management plan setting out details of any demolition works, removal of materials from site, parking for all contractors, subcontractors, visitors and delivery vehicles, **appropriate site perimeter hoarding to protect neighbouring amenity, storage of materials, maintenance of appropriate temporary refuse storage facilities for Hanover Court during the construction process** and to ensure that King George's Avenue **and the access road to the car parking area and private garages** shall be maintained available for use at all times during the period of site works, has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented at all times during development works.*

Reason: To minimise danger, obstruction and inconvenience to users of the highway, and for the free and safe movement of vehicles. This is a pre-commencement condition to ensure that the proposed measures during construction are satisfactory and are agreed with the Local Planning Authority before construction commences.