

Committee date	Tuesday, 2 November 2021
Application reference Site address	21/01295/FULM Watford General Hospital Vicarage Road Watford WD18 0HB
Proposal	Proposed five year temporary consent for construction of new three-storey modular Pathology and Mortuary building
Applicant	West Hertfordshire Hospital NHS Trust
Agent	Fatkin Design
Type of Application	Major Development Full Planning Permission
Reason for committee Item	Major Application
Target decision date	24 th November 2021
Statutory publicity	Site notice, paper advertisement and neighbour letters
Case officer	Alice Reade, alice.reamde@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 of 2500sqm is located within the northern area of the existing Watford General Hospital Campus and immediately to the north of the existing Shrodells Unit building. The site includes existing access from Willow Lane to the west and currently consists of a road which is for blue light access, staff car parking and a small landscaped area with trees.
- 2.2 The application site is subject to the following planning/technical designations:
- Special Policy Area 3 (SPA3) of the Local Plan Core Strategy
 - Flood Zone 1
 - Zone 3 Ground Water Source Protection area, designated by the Environment Agency (total catchment and not inner or outer protection zone)
- 2.3 The site is also subject to the following designations within the Final Draft Local Plan:
- Core Strategic Development Area (CDA2.3 Colne Valley)
 - Allocated Mixed Use Site (MU21 - Land at Riverwell)
 - Transport Improvement Area

2.4 No part of the application site is occupied by designated or non-designated heritage assets.

3. Summary of the proposal

3.1 Proposal

3.2 Erection of a 3 storey building of 1166sqm to comprise pathology, mortuary and related office facilities with associated plant and realignment of existing road within the site. The building is proposed for a period of 5 years and is to be constructed of precast concrete with non-combustible metal panelling and aluminium framed fenestration.

3.3 Conclusion

3.4 The proposed pathology and mortuary building is of a use, scale and nature supported in this location to provide services related to, and in support of, the existing hospital. Although the design and materiality is simple, this is justified and supported owing to the temporary nature of the building proposed to be conditioned for 5 year use only.

3.5 The proposed development is in accordance with national and local policy for hospital development and would facilitate existing services to be relocated to allow the long term plans for the full hospital redevelopment to be realised.

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 Development Management Committee of 27th July 2021 resolved to grant outline planning consent, with all matters reserved and subject to a S106 agreement, for the demolition of hospital buildings and construction of an Emergency Care hospital (Use Class C2), with up to 1,000 beds and up to 120,000m² floorspace, an energy centre, and ancillary retail units, including associated access and landscape improvement. (Reference 20/00765/OUTM).

6. Main considerations

- 6.1 The main issues to be considered in the determination of this application are:
- (a) Land use
 - (b) Layout, scale and design
 - (c) Highway, access and parking matters
 - (d) Environmental matters
 - (e) Impact to residential properties
- 6.2 (a) Land use
- 6.3 The National Planning Policy Framework (NPPF) sets a presumption in favour of sustainable development (paragraph 11) with a core principle to '*support strong, vibrant, healthy communities*' (paragraph 8b). Paragraph 92b of the NPPF states that proposals should take into account and support the delivery of local strategies to improve health. National level planning policy therefore strongly supports the principle of health related development.
- 6.4 At the local level, 'saved' Policy CS9 (Health Provision) of the District Plan states that development proposals providing health care facilities will be acceptable in principle where they are to be located on 'existing sites or adjacent to existing premises providing health care or social services'.
- 6.5 Strategic Objective 4 of the Core Strategy seeks to improve the health and wellbeing of Watford's residents by making improvements to Watford General Hospital, providing an enhanced range of medical and health facilities, and enhancing access to healthcare. This is reinforced in Policy SS1 (Spatial Strategy), which sets out the key spatial objectives for the borough, and designates the Health Campus Special Policy Area (SPA3) for a mix of uses including a new hospital and local shops.
- 6.6 Policy SPA3 of the Core Strategy itself designates the area for a major mixed use development project providing a new quarter for west Watford, with a significantly enhanced new major acute hospital providing new facilities for staff and patients identified as the catalyst.
- 6.7 The proposed development of a mortuary and pathology building to support the existing hospital is therefore fully in accordance with national and local policy for healthcare provision. The proposed development would also support the delivery of the planned long term development of a new major acute hospital which is again fully in accordance with local and national policy.
- 6.8 (b) Layout, Scale and Design

The proposed site layout includes an appropriate repositioning of the internal road and suitable access points for visitors, staff and services to the building.

6.9 The proposed building is located within an existing area of the hospital and between existing buildings creating a layout and nature that is appropriate for the site and its use. The 3 storey height would be appropriate in relation to the 3 storey and 4 storey adjacent buildings. The external elevations and materials of the proposed building are simple, however, owing to the 5 year temporary nature of the proposed building, this is acceptable and justified.

6.10 (c) Highway, access and parking matters

As identified in the response from the Highway Authority, the access from Willow Lane is unchanged and this access and its use create no new concerns. The repositioning of the blue light/access road within the site is considered to be a suitable layout to maintain access routes to the hospital.

6.11 The development would see a net loss of approximately 32 parking spaces within the application site, however, it is noted that the staff and visitor parking for the hospital is already planned to be relocated to the new MSCP currently under construction to the east of the site. This loss of parking would therefore not be of concern in respect of highway matters or the use and function of the hospital.

6.12 (d) Environmental matters

The proposed development would see the loss of existing trees. These trees are not protected by way of a Tree Preservation Order and it is considered justified to allow their removal for the proposed short and long term benefits of the proposed development. Replacement trees and landscaping is not sought under this application owing to the temporary 5 year nature of the permission and the likely impact to these trees from future planned development. Nonetheless, a comprehensive new soft landscaping scheme with tree planting is expected in future developments of the new hospital to the south of the campus site and any future redevelopment of this northern area of the campus.

6.13 The Lead Local Flood Authority has stated that additional detail is required in respect of the proposed surface water drainage strategy, however, they have not raised objection to the surface water drainage strategy proposed. Further details can be secured by condition.

6.14 (e) Impact to residential properties

The building is located within the existing hospital campus away from the boundaries with neighbouring residential properties with minimum distances

of 55m to Willow Lane properties and 62m to Vicarage Road properties. It would therefore not give rise to loss of light or outlook to these neighbours.

- 6.15 The 2nd floor of the building contains plant for the building facilities, however, this is enclosed within the building envelope and again at a significant distance from neighbouring properties. It is not therefore anticipated that there would be any adverse noise impacts to neighbours in the context of the wider hospital site and background noise levels.

7. Consultation responses received

7.1 Statutory and technical consultees

Consultee	Comments	Officer response
HCC Highway Authority	No objection with recommendation for condition for Construction Management Plan.	Noted
Lead Local Flood Authority	No objection but further details required.	Noted
Thames Water	Standing advice provided and have requested a condition in respect of any piling.	Noted however a 3 storey temporary building would not require piling ground works so this condition is not required.
Tree Officer	Awaiting comments	Comments not yet received and committee will be updated on this.
WBC Waste and Recycling	No comments.	Noted
WBC Environmental Health	Awaiting Comments	Comments not yet received and committee will be updated on this.

7.2 Interested parties

Letters were sent to 60 properties in the surrounding area. No responses have been received.

8. Recommendation

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

Conditions

1. Temporary Time Limit

The permission shall be for a limited period, expiring on 3rd November 2026 after which the buildings and works hereby approved shall be removed and the property reinstated in accordance with details and a timetable to be submitted and agreed in writing by the Local Planning Authority prior to the 3rd November 2026.

Reason: The development is of a temporary nature which the Local Planning Authority would not be prepared to approve other than for a limited period, having regard to its construction, effect on the visual amenity of the area and other expected development in the area.

2. Approved Drawings and Documents

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

201119-FATKIN-WP-XX-DR-AX-91100 SITE LOCATION PLAN
201119-FATKIN-WP-XX-DR-AX-91101 EXISTING BLOCK PLAN
201119-FATKIN-WP-XX-DR-AX-91102 PROPOSED BLOCK PLAN
201119-FATKIN-WP-00-DR-AX-30100 PROPOSED GENERAL
ARRANGEMENT LEVEL 00
201119-FATKIN-WP-01-DR-AX-30101 PROPOSED GENERAL
ARRANGEMENT LEVEL 01
201119-FATKIN-WP-02-DR-AX-30102 PROPOSED GENERAL
ARRANGMENT LEVEL 02
201119-FATKIN-WP-RL-DR-AX-30103 PROPOSED GENERAL
ARRANGEMENT LEVEL RL
201119-FATKIN-WP-XX-DR-AX-30501 GENERAL ARRANGEMENT
PROPOSED ELEVATIONS 1
201119-FATKIN-WP-XX-DR-AX-30502 GENERAL ARRANGEMENT
PROPOSED ELEVATIONS 2
201119-FATKIN-WP-XX-DR-AX-30601 PROPOSED SECTIONS A AND B
201119-FATKIN-WP-XX-DR-AX-30602 PROPOSED SECTIONS C AND D
WHHT-BDP-WGH-00-DR-C-020 PROPOSED BELOW GROUND DRAINAGE
LAYOUT
WHHT-BDP-WGH-CP-.SK-00008 PROPOSED NEW ROAD
WHHT-BDP-WGH-CP-SK-A-00005 NEW ROAD AND CP LAYOUT
201119-FATKIN-XX-XX-RP-AX-30001 Design and Access Statement

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

3. Construction Management Plan

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 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.

If the construction management plan (CMP) for the main hospital development (21/00765/OUTM) comes forward prior to the development of the temporary Pathology and Mortuary building, the CMP for the main hospital development may encompass the CMP for the temporary Pathology and Mortuary building.

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).

4. Surface water drainage strategy

No construction works shall commence until a detailed surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include surface water storage/attenuation for the 1 in 100 year storm event with a 10% allowance for climate change.

Reason: To reduce the risk of flooding by ensuring the satisfactory disposal and storage of surface water from the site.

Informatives

1. IN907 – Positive and proactive statement
2. IN910 – Building Regulations
3. IN912 – Hours of Construction
4. IN913 – Community Infrastructure Levy Liability