

| | |
|---|--|
| Committee date | Tuesday, 5 September 2023 |
| Application reference Site address | 21/00765/OUTM Watford General Hospital Vicarage Road Watford WD18 0HB |
| Proposal | Outline application with all matters reserved for demolition of hospital buildings and construction of an Emergency Care hospital (Use Class C2), with up to 1,000 beds and up to 120,000m ² floorspace, an energy centre, and ancillary retail units, including associated access and landscape improvements |
| Applicant | West Hertfordshire Hospitals NHS Trust |
| Agent | BDP |
| Type of Application | Major Outline Application |
| Reason for committee Item | Major Outline Application |
| Target decision date | 15 th September 2023 |
| Statutory publicity | Site notice, paper advertisement and neighbour letters |
| Case officer | Alice Reade, alice.reamde@watford.gov.uk |
| Ward | Vicarage |

1. Recommendation

That planning permission be granted subject to the completion of a planning agreement under s.106 of the Town and Country Planning Act 1990 to secure the provisions of the s.106 Heads of Terms and subject to the conditions as detailed in section 5 of the report.

2. Background

- 2.1 The application was submitted on 25th May 2021 and considered in respect of the Development Plan of that time, consisting of the 'saved' policies of the Watford District Plan 2000 and the Watford Local Plan Core Strategy 2006-31. The Development Management Committee of 27th July 2021 resolved to grant outline planning permission for the development subject to conditions and to the completion of a s.106 agreement to secure the agreed s.106 Heads of Terms. The s.106 agreement has been delayed in finalisation with matters needing resolution between the applicants and Hertfordshire County Council. The application has therefore not been formally decided.
- 2.2 The Watford Local Plan 2021-2038 was adopted on 17 October 2022. The new Watford Local Plan therefore now forms part of the Development Plan and supersedes the 'saved' policies of the Watford District Plan 2000 and the Watford Local Plan Core Strategy 2006-31.

2.3 The proposed development and the full consideration of the application, including details of the site and surroundings, relevant planning history, the proposals and summaries of consultation are unchanged from those detailed in the report of 27th July 2021 to the Committee (Appendix 1). The purpose of this report is to consider any variation to the appraisal of the development proposals in response to the new policies and designations of the Watford Local Plan 2021-2038.

3. Appraisal

3.1 The substantive matters of the appraisal are unchanged from those considered as the main considerations in section 6 of the report of 27th July 2021 to Committee where the policy approach of the Watford Local Plan is similar to that of the superseded policies. The areas of new policy matters are considered below.

3.2 Principle of Development and Land Use

The Watford Local Plan includes the site within the Core Development Area as part of the Colne Valley Strategic Development Area identified under Policy CDA 2.3. The Colne Valley Strategic Development Area is designated to facilitate transformative and co-ordinated change around the River Colne, Lower High Street and the area of the Watford General Hospital, producing a sustainable and mixed-use urban quarter of high quality design and place-making, excellent connectivity and a diverse range of uses. The site is also allocated for mixed use development under site allocation MU20 for mixed use development within the Core Development Area to include a hospital.

3.3 The proposed development for the redevelopment of the existing Watford General Hospital to provide modern, integrated and co-ordinated facilities would be fully in accordance with objectives of Policy CDA 2.3 and site allocation MU20.

3.4 Human health

Watford Local Plan Policy HC12.2 (Health Impact Assessments) introduces a requirement for all locally significant infrastructure projects to be supported by a Health Impact Assessment. As well as securing the public health benefits associated with the provision of high-quality hospital facilities, the development also includes a Health Impact Assessment which is to be secured by condition to afford additional benefits.

3.5 Height, scale and design

Policies QD6.1 (Design for an Attractive Town), QD6.2 (Design Principles) and QD6.4 (Building Design) continue the local level requirement for high quality

design and state that proposals must 'enhance the positive and improve the negative qualities of the area'. Policy QD6.5 (Building Height) relates to building height and, where development is proposed over the specified 'base' building height of an area, it must meet a series of specific requirements for taller buildings within Watford, stating that proposals must demonstrate, amongst other criteria: significant public benefits which would not be achievable as part of a development restricted to the 'base' building height, a clear townscape rationale, a positive relationship with relevant heritage assets, and a desire to achieve a specific skyline shape or cluster. The policy also notes that proposals for tall buildings are unlikely to be accepted in outline form.

- 3.6 The proposed Maximum Height Parameters allow for a hospital building of up to 17 storeys or 82 metres tall, and therefore exceeds the taller building 'base' building height for this area set by Policy QD6.5. The previous submission demonstrated how the proposals had been developed with specific reference to policy requirements for taller buildings including in respect of townscape impact, impact on key views and impact on the setting of heritage assets. It is also considered that the height proposed is necessary to consolidate hospital services onto the parcel of land available and in doing so achieve significant public benefits associated with the provision of healthcare facilities that a lower-rise building would not be able to provide. The parameter plans and Design Code would also allow for outstanding design in respect of the building and public realm. The proposals would therefore fulfil the policy objectives of Policy QD6.5 in relation to height.
- 3.7 While Policy QD6.5 states that proposals for tall buildings are unlikely to be accepted in outline form, in this instance, the Design Code provides a robust set of design principles for future Reserved Matters applications to follow. The outline form for the development is also supported in this instance due to the significant infrastructure opportunity and public benefit secured under the development. It remains a material planning consideration that the application was submitted prior to the adoption of the new Local Plan and therefore it is considered reasonable to accept the proposal in outline form under the exceptional circumstances of this particular case.
- 3.8 **Training, skills and professional development**
Policy EM4.6 (Training, skills and professional development) states that the Council will use planning obligations to require major developments to provide appropriate employment and training opportunities for local people. The policy introduces a new requirement for relevant proposals to submit a training skills and employment strategy. This is agreed to be included in the

section 106 agreement and will ensure that the development is fully compliant with Policy EM4.6.

3.9 Transport

The new Local Plan continues the emphasis set by both national policy and the previous Local Plan on the provision of sustainable transport opportunities set out in policies ST11.1 (Sustainable Travel Town), Policy ST11.3 (Providing Sustainable Transport Infrastructure for Major Development), Policy ST11.4 (A Walking and Cycling Infrastructure Improvement Town) and Policy ST11.6 (Managing the Transport Impacts of Development).

- 3.10 The application is accompanied by a Transport Assessment detailing the transport strategy and potential highways impacts of the development. The Transport Assessment confirms that the hospital will not lead to a material increase in traffic, and sets out the range of measures and initiatives proposed to encourage walking and cycling, as secured through the submitted Framework Travel Plan. Further improvements to bus infrastructure is also to be secured under the s.106 agreement. The transport approach therefore fully aligns with the policy objectives of the new Local Plan.

3.11 Energy and Sustainability

In accordance with the new Local Plan objective to address climate change and reduce carbon emissions (Strategic Policy S1.1: Spatial Strategy), Policy CC8.1 (Mitigating Climate Change and Reducing Carbon Emissions) states that new development must demonstrate how it is contributing towards a carbon neutral Watford through submission of a Sustainability Statement. Policy CC8.2 (Sustainable Construction Standards for non-residential development) states that proposals will be supported where they can demonstrate efficient use of resources as part of construction and operation, with major developments expected to achieve BREEAM Excellent standard. Policy CC8.3 (Sustainable Construction and Resource Management) additionally requires that proposals should reflect the Hertfordshire Waste Hierarchy and demonstrate how they accord with the Hertfordshire Waste Local Plan.

- 3.12 The submitted Sustainability Statement and Energy Statement already confirm that the all-electric energy solution proposed prioritises carbon reduction and adopts a net zero carbon approach, incorporating renewable energy generation. Initial assessment of the Indicative Scheme identifies that, as per Policy CC8.2, the proposals are on target to achieve BREEAM Excellent, and that future reserved matters applications should be fully capable of meeting this requirement.

- 3.13 As such, the proposals are considered fully compliant with the latest Local Plan energy and sustainability requirements.
- 3.14 **Ecology, Biodiversity and Trees**
Local Plan Policy NE9.1 (The Natural Environment) states that development proposals are required to demonstrate a positive impact on Watford's natural environment, including achieving measurable biodiversity net gain. Policy NE9.8 (Biodiversity) provides further detail on this, confirming that in accordance with the forthcoming requirement set by the Environment Act 2021, all proposals should seek to achieve 10% Biodiversity Net Gain and apply the mitigation hierarchy to minimise or mitigate any harmful effects on biodiversity. A proportionate ecological survey and assessment must be prepared.
- 3.15 Ecology and tree matters are already supported by an Ecological Assessment and Arboricultural Impact Assessment. The Net Gain Metric calculations have now been submitted and show that the indicative scheme can achieve 13.61% Biodiversity Net Gain.
- 3.16 As such, the proposal is considered to fully comply with the latest ecology and biodiversity requirements.
- 3.17 **Flood Risk and Drainage**
Policies NE9.4 (Flood Risk and Mitigation) and NE9.5 (Surface Water Management) set out WBC's latest requirements with respect to flood risk and drainage. Policy CDA2.1 (Colne Valley SDA) states that proposals will need to consider the cumulative impact of development, and ensure that mitigation measures do not conflict.
- 3.18 The application is already accompanied by a Flood Risk Assessment and Outline Drainage Strategy which demonstrated that the site has an acceptable, low residual likelihood of flooding and with mitigation can accommodate surface water runoff as required, targeting a greenfield runoff rate. Further detailed assessments and management plans will be provided at the reserved matters stage.
- 3.19 As such, the proposal is considered to fully comply with the latest flood risk and drainage policy requirements.
- 4. Conclusion**
- 4.1 The proposed development, as set out within the unchanged Parameter Plans and Design Code remains in accordance with national planning policy and the

new Watford Local Plan 2021-2038 and is recommended for approval. The recommended s.106 Heads of Terms and conditions have been updated to reflect the Watford Local Plan 2021-2038.

5. Recommendation

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

Section 106 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;
- v) To secure a financial payment of £150,000 to Watford Borough Council for improvements to pedestrian and cycling routes to the hospital;
- vi) To secure the submission and implementation of an Employment and Training Plan to support training, skills and professional development of local people.

Conditions

1. Reserved Matters

Approval of the details of the following reserved matters shall be obtained from the Local Planning Authority before any development commences:

(a) appearance; (b) access; (c) landscaping; (d) layout; (e) scale.

Reason: To comply with the provisions of Articles 6 of the Town and Country Planning (General Development Procedure) Order 2016, as amended.

2. Time Limit

Application(s) for approval of the 'reserved matters' must be made not later than the expiration of three years from the date of this permission. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matter to be approved.

Reason: To prevent the accumulation of unimplemented planning permissions, to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. Drawing Numbers

The development shall be carried out in accordance with the following drawings and documents unless otherwise approved in writing by the Local Planning Authority. The following drawings are hereby approved:

WHHT-BDP-WGH-00-DR-T-03001- C01 Application and Ownership Boundary
WHHT-BDP-WGH-00-DR-T-03002 - C01 Existing Site Block Plan
WHHT-BDP-WGH-XX-DR-T-22301 - C01 Existing Site Sections AA and BB
WHHT-BDP-WGH-XX-DR-T-22302 - C01 Existing Site Sections CC and DD
WHHT-BDP-WGH-00-DR-T-20021 - C01 Site Plan - Proposed Demolitions
WHHT-BDP-WGH-00-DR-T-20000 C01 - Parameter Plan- Development Plot
WHHT-BDP-WGH-00-DR-T-20002 - C01 - Parameter Plan - Maximum Height
WHHT-BDP-WGH-00-DR-T-20003 - C01 - Parameter Plan - Access and Movement
WHHT-BDP-WGH-00-DR-T-20004 - C01 - Parameter Plan - Frontages and Spaces
WHHT-BDP-WGH-XX-RP-T-00103 - Design Code

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

4. Surface Water Drainage Scheme

No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been

submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. A full detailed drainage design and surface water drainage assessment should include:

1. A drainage strategy which includes a commitment to providing appropriate SuDS in line with the non-statutory national standards, industry best practice and HCC Guidance for SuDS.
2. Full detailed design drainage plan including location of all the drainage features.
3. Where infiltration is proposed, evidence of ground conditions/ underlying geology and permeability including BRE Digest 365 compliant infiltration tests.
4. Detailed calculations of existing/proposed surface water storage volumes and flows with initial post development calculations and/or modelling in relation to surface water are to be carried out for all rainfall events up to and including the 1 in 100 year including an allowance for climate change.
5. Evidence that if the applicant is proposing to discharge to the local sewer network, they have confirmation from the relevant water company that they have the capacity to take the proposed volumes and run-off rates.
6. Discharge from the site should be at an agreed rate with the water company. This should be at Greenfield run-off rate; technical justification will be needed if a different rate is to be used.
7. An indicative maintenance plan detailing how the scheme shall be maintained and managed.

Reason: A surface water drainage assessment is vital if the local planning authority is to make informed planning decisions. In the absence of an FRA / surface water drainage assessment, the flood risks resulting from the proposed development are unknown. This should be provided to prevent the increased risk of flooding, both on and off site.

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).

6. Contamination remediation

Prior to the commencement of 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), the following components of a scheme 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:

i) A site investigation, based on the Ground Conditions and Contamination Risk Assessment prepared by GB Geotechnics Ltd (Report ref. WHHT-BDP-WGH-XX-RP-T-00116), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

ii) The site investigation results and the detailed risk assessment (i) 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.

iii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (ii) 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 consent of the local planning authority. The scheme shall be implemented as approved.

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. Tree protection

Prior to the commencement of development, an Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. This shall be in accordance with the Arboricultural Impact Assessment (Rev C02) and shall also include the following:

- i) Facilitation pruning details;
- ii) Underground services and drainage layout; and
- iii) General construction precautionary measures including detail of Tree Protection Plan

The approved measures and details shall be installed and maintained throughout the development unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interest of tree protection pursuant to Policy NE9.1 of the Watford Local Plan 2021-2038..

8. Fire Hydrants

No construction works shall commence until a detailed scheme for the provision of mains water services to serve the development, including, where necessary, fire hydrants, has been submitted to and approved in writing by the Local Planning Authority. No occupation of the development shall take place until the approved mains water scheme been provided in full.

Reason: This is a pre-commencement condition in order to ensure adequate mains water services, and in particular fire hydrants, are provided to serve the development.

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.

10. Sustainability Statement

Prior to commencement of development, a Sustainability Statement based on the Sustainability Statement submitted, shall be submitted for approval in writing by the Local Planning Authority. The development shall be constructed in full accordance with the approved Sustainability Statement prior to occupation.

Reason: To ensure the development incorporates measures to minimise 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.

12. Bat survey

If the proposed demolition of the existing buildings or felling of identified trees has not been carried out before the end of April 2022 a further Bat Survey shall be undertaken and submitted and approved in writing by the Local Planning Authority prior to commencement of the development. The Bat survey shall consist of a Preliminary Roost Assessment and Emergence/Re-entry Survey undertaken by a suitably qualified ecologist.

Reason: The bat survey is valid for 12 months as detailed in the Preliminary Ecological Assessment.

13. Compliance Statement

All Reserved Matters applications shall be accompanied by a Compliance Statement to demonstrate compliance of the Reserved Matters applications with the outline permission and shall include to following details:

- i) Demonstrate compliance with the approved Parameters Plans
- ii) Demonstrate compliance with the approved Design Code
- iii) Detail if and why there are any instances where the Reserved Matters application deviates from the Indicative Scheme of section 5.2 of the Design and Access Statement for the outline application

Reason: To allow the Local Planning Authority to assess the compliance of the Reserved Matters applications as being in accordance with the approved Parameter Plans and Design Code.

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

Reason: For the avoidance of doubt in respect of the details required.

16. Landscaping

Any application in respect of reserved matter (c) 'Landscaping' shall include details of all matters of site landscaping including, but not limited to, the following:

- i) Access arrangements for public and non-public spaces;
- ii) Access, landscaping and management of roof terraces and podiums;
- iii) How the landscaping design responds to micro-climate issues such as wind or shading, including any mitigation;
- iv) Location and detail of all public seating and seating associated to the ancillary retail uses including microclimate mitigation for these areas including screens, shelters or heating;
- v) Location and detail of public art;
- vi) Site wide scheme of wayfinding; and
- vii) External lighting scheme.

Reason: For the avoidance of doubt in respect of the details required.

17. Final ground and floor levels

Details of the proposed finished floor levels of all buildings and the finished ground levels of the site, in relation to existing site levels of surrounding property shall be submitted to and approved in writing by the Local Planning Authority with the submission of any reserved matters application. The development shall thereafter be carried out in accordance with the approved levels.

Reason: To ensure that construction is carried out at suitable levels having regard to the scale of the development.

18. Contamination verification

Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation 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.

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.

19. Foul Water- Thames Water

The development shall not be occupied until confirmation has been provided that either:- 1. All wastewater network upgrades required to accommodate the additional flows from the development have been completed; or- 2. A development and infrastructure phasing plan has been agreed with the Local Planning Authority to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: Network reinforcement works are likely to be required to accommodate the proposed development

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 ST11.1 of the Watford Local Plan 2021-2038.

22. Accesses installed

No part of the development shall be occupied until the new vehicular accesses, as shown in principle on Parameter Plan Connections and Access (WHHT-BDP-WGH-00-DR-T-20003 - C01), have been laid out and constructed in accordance with the details to be approved under reserved matter (b) Access.

Reason: To minimise danger, obstruction and inconvenience to users of the highway and pedestrians.

23. Surface Water Drainage Completion

Upon completion of the drainage works, 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 management and maintenance plan shall include:

1. Provision of a complete set of as built drawings including the final drainage layout for the site drainage network.
2. Maintenance and operational activities for the lifetime of the development.
3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reasons: To prevent flooding by ensuring the satisfactory maintenance of the surface water network on the site and to reduce the risk of flooding to the proposed development and future occupants.

24. Cycle Storage to be installed

The cycle parking approved by any subsequent reserved matters application shall be installed and made available for use prior to the occupation of any part of the development and shall be retained at all times for cycle storage only and shall not be used for any other purpose.

Reason: To ensure that secure and weatherproof cycle storage facilities are provided for future staff, patients and visitors in accordance Policy ST11.4 of the Watford Local Plan.

25. Car free Green Spine

The Pedestrian Priority Route to the north east of the site, identified on the Connections and Access parameter Plan, and referred to as the 'Green Spine' in the Design Code, shall be 'car-free' and used only by pedestrians and cycles other than for maintenance and emergency vehicle access.

Reason: To minimise danger, obstruction and inconvenience to users of the highway and pedestrians and to create a safe public space.

26. Soft Landscaping carried out

The soft landscaping scheme to be approved under reserved matter (c) Landscaping shall be carried out as approved not later than the first available planting and seeding season after completion 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 and ecology of the site in accordance with Policies QD6.2, QD6.3 and NE9.1 of the Watford Local Plan 2021-2038.

27. 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 in accordance with the requirements of Condition 6, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 6, 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 in accordance with Condition 6.

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.

28. 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 QD6.4 of the Watford Local Plan 2021-2038.

29. 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.

30. 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.

31. 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.

Informatives

IN912 Hours of Construction

IN913 Community Infrastructure Levy Liability

IN914 Section 106 Undertaking

IN907 Consideration of proposal in a positive and proactive manner

IN915 Highway Works – HCC agreement required