

PART A

Report to: **Development Management Section Head**

Date of Committee: **18 September 2014**
Site address: **Westfield Academy, Tolpits Lane**
Reference Number : **14/00920/FULM**
Description of Development: **The redevelopment of the site by the demolition of the existing buildings and structures and their replacement with the erection of new secondary school comprising a 4 storey building and the associated areas of hard and soft play, playing fields and car parking areas and the related temporary access ways, landscaping and other related construction works.**

Applicant **Interserve Construction Ltd**
Date Received: **6th June 2014**
13 week date (Major): **11th September 2014**
Ward: **Holywell**

Summary

The proposal relates to a large school site in Tolpits Lane. The school consists of a variety of buildings which have emerged over the years in a rather haphazard and unstructured manner, the result of which is an education facility which is far from ideal. It is proposed to demolish all the existing school buildings and to provide a new building with a larger capacity.

The existing buildings have no architectural value, are poorly constructed and with some buildings in a rather poor state of repair. Hence there is no objection to their demolition. The proposed building is of modern design, with an irregular H-shape foot print.

The scale and bulk of the proposed development will be compatible with the character of the area. The proposal will provide a high quality building with highly innovative design, making a positive contribution to the character of the area. The proposal will also result in loss of some of the trees, but by rationalising the existing school buildings into one new building, the proposal will improve the opportunity for landscape enhancement. Therefore, in aesthetic terms the proposal will result in the enhancement of the built environment.

The requirement for the additional school facilities at all levels in Watford is well recognised and acknowledged. Hence, the proposal in land use terms is to be highly welcomed. The proposed scheme has paid significant attention to traffic issues. It will provide an adequate number of car parking spaces for staff and visitors. In addition, pedestrian and cycle routes as well as the vehicular access-ways to and within the school will be considerably improved. As well as providing a modern college building with improved access, the proposal will also result in significant improvement to the sport facilities and landscaping for the wider community as well as the college students.

Overall it is considered that the proposal will create a highly quality educational facility in a built environment which significantly enhances the character and appearance of the locality. The Development Management Section Head recommends that planning permission be granted as set out in the report.

Site and surroundings

The Westfield Community Technical College is located in West Watford within an area comprising mix of land uses. The residential built form is generally modern, with some blocks rising up to 4 storeys high.

The secondary school is located on the corner of Tolpits Lane and Croxley View and comprises several single, two and three storey buildings. The college is adjacent to St Anthony's RC Primary School.

The buildings provide a gross external area of 13,000sqm (over all floors) with a building footprint of 9,500sqm. As well as buildings, the 6.9 hectares (17.05 acres) site comprises grassed playing fields, an all-weather playing surface and a hard-court area which is disused. Some of the playing fields are also used by the community out of school hours.

A caretaker's cottage sits outside the school boundary and there is a Nursery School on the southern part of the site. This is a more recent single storey building in an L-shape plan-form with its own its associated car parking spaces.

The Community Use Sports Centre is located adjacent to the school. This is a modern building providing sports facilities for the school but with wider community access out of school hours. This facility benefits from a significant area allocated for car parking as well as providing drop off areas which are also used by the school.

The playing fields including the hard surface playground facilities are located beyond the school buildings on the west of the site.

To the north the site is bound by a currently disused railway line and to the west lies the site of the former Royal Mail building, now partly developed and occupied by Morrisons. Currently there is a proposal for a new railway station within vicinity of the site as part of the reuse of the railway line for the Croxley Rail Link. Planning permission has also been granted for the erection of a school adjacent to the Morrisons super-market.

The bulk of the existing school buildings are generally out dated. These buildings are poorly constructed and have been poorly maintained and therefore are highly inadequate in terms of energy efficiency and heat loss. Further, over the years, the school buildings have grown in an ad-hoc basis resulting in an education facility which is considered to be

far from ideal. Moreover these ad-hoc buildings have resulted in built forms which appear rather visually cluttered.

There are three vehicular and pedestrian accesses to the school. Two of these are from Croxley View which are shared with other educational establishments here. The third entrance is from Tolpits Lane.

Car parking associated with the school is provided in a number of locations among the buildings and to the front of the sports building. It also appears that part of the school's open space hard surface sports ground is used for informal car parking purposes. All the roads adjacent to the site are located within a 30mph speed limit zone. Currently there are no parking restrictions on the roads within vicinity of the school premises.

The site includes a number of grassed areas, some of which contain mature trees, predominately in groups, the major one being on the southern edge of the site among the buildings. The playing field is grassed with no mature trees. The boundaries of the site comprise trees and shrubs. There are also occasional internal hedgerows and shrub beds, mostly pruned to a formal low shape.

None of the buildings on site is listed and the site is not within a conservation area. However, part of the site is identified as Open Space (Policies L4 - L8) and a Wildlife Corridor (Policies SE31- SE33) on the Proposals Map of the Watford District Plan 2000.

Relevant Planning History

The site has been subject to number of planning applications resulting the provision of ad hoc buildings. The most relevant decision are as follows:

- In December 2012, planning permission was granted for the extension of the St Anthony's RC primary school in the form of a two storey brick building in incorporating a covered walk way to the north of the existing building.

- On 11.01.2007 conditional planning permission was granted (Ref 06/01469/FUL) for new pre-school classroom and office extension
- On 06.04.2004 conditional planning permission was granted (Ref 04/00383/CM) for the erection of a proposed modular building and link corridor
- On 04.06.2004 conditional planning permission was granted (Ref 04/00384/CM) for the erection of mobile learning support unit
- On 20.01.2003 conditional planning permission (Ref 02/00748/CM) was granted for the erection of a new drama studio
- On 07.02.2001 conditional planning permission (Ref 00/00710/CC) was granted for the erection of a building to provide a community use sports centre with 100 car parking spaces and improved access from Tolpits Lane
- On 21.07.2000 conditional planning permission (Ref 00/00193/FUL) was granted for the formation of synthetic cricket practice nets and pitch to area of existing playing field
- On 27.01.1999 conditional planning permission (Ref 98/0517/9) was granted for the erection of portable cabin for use as information centre
- On 01.06.1999 conditional planning permission was granted (Ref; 99/00181/CC) for the erection of a single storey laboratory extension
- On 23.06.1999 conditional planning permission was granted (Ref 99/00279/FUL) for the installation of a floodlit synthetic grass pitch with associated fencing
- On 01.06.1999 conditional planning permission was granted (Ref 99/00521/DC) for the erection of single storey community buildings as extensions to the existing One Stop Shop
- On 15.01.1998 conditional planning permission (Ref 97/0533/9) was granted for the erection of a 25m telecom tower, equipment cabin and security compound
- On 03.02.1997 conditional planning permission (Ref 96/0329/9) was granted for the erection of a sports centre involving the refurbishment of the existing swimming pool, sports hall and dance/performance and fitness studio, the installation of a floodlit synthetic grass pitch, and ancillary parking
- On 07.07.1971 conditional planning permission was granted (Ref 1/04202DEEMED) for the installation of two mobile classrooms

Proposed development

It is proposed to redevelop the site to provide a modern school, with up to date facilities. This will include the provision of a new teaching block (12,562 m²) extending to three storeys for 1,600 pupils. The proposal also seeks approval for new hard surfaces to provide play areas, staff and visitors car parking, temporary construction access, multi-use games area, hard and soft landscaping, including new internal footpaths and cycle routes.

The proposed teaching block has an irregular H-shape and will be built almost to the centre of the site to the west of the existing buildings, on the areas of disused playing space. The building will be mainly 4 storeys high but will also include a 3 storey part. Once the building is completed and is ready for use, the existing school buildings will be demolished to allow for the provision of car parking spaces, playing field and landscaping. The proposed construction project and phases will allow temporary car parking spaces to be provided whilst the building works are under way. The building project has been phased to ensure it will result in minimal disruption to the day-to-day life of the school.

The proposal will see some alteration to the existing access to the building with new car parking provision. The all-weather playing surface will be retained as will the existing playing field provision, supplemented with a new hard surface games court. The area of green amenity space will increase as the result of a more efficient building footprint and demolition of existing building stock.

Following a close scrutiny, based on the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, it was considered that an Environmental Impact Assessment was not needed for the proposed development.

Relevant Policies

National Planning Policy Framework

Achieving sustainable development

Section 4 Promoting sustainable transport

- Section 7 Requiring good design
- Section 10 Meeting the challenge of climate change, flooding and coastal change
- Section 11 Conserving and enhancing the natural environment

Watford Local Plan: Core Strategy 2006-31

- UD1 Delivering High Quality Design
- SS1 Spatial Strategy
- SD1 Sustainable Design
- SD2 Waste and Wastewater
- SD3 Climate Change
- T2 Location of New Development
- T3 Improving Accessibility
- T4 Transport Assessments
- T5 Providing New Infrastructure
- UD1 Delivering High Quality Design
- GI1 Green Infrastructure
- GI3 Biodiversity

Watford District Plan 2000

- SE7 Waste Storage and Recycling in New Development
- SE20 Air Quality
- SE21 Air Quality Management Areas
- SE22 Noise
- SE23 Light Pollution
- SE24 Unstable and Contaminated Land
- SE27 Flood Prevention
- SE28 Groundwater Quality
- SE36 Replacement Trees and Hedgerows
- SE37 Protection of Trees, Woodlands and Hedgerows
- SE39 Tree and Hedgerow Protection in New Development
- T10 Cycle parking Standards

- T21 Access and Servicing
- T22 Car Parking Standards

Supplementary Planning Document

Watford Character of Area Study

Hertfordshire Waste Core Strategy and Development Management Policies

Document 2011-2026

- 1 Strategy for the Provision for Waste Management Facilities
- 1a Presumption in Favour of Sustainable Development
- 2 Waste Prevention and Reduction
- 12 Sustainable Design, Construction and Demolition

Hertfordshire Minerals Local Plan (saved policies)

No relevant policies.

Consultations

Neighbour consultations

Letters were sent to 102 residential addresses in locations surrounding the site and to 13 non-residential properties.

One letter has been received from the adjoining primary school making the following comments:

1. We note that the documentation mentions congestion in Tolpits Lane/Croxley View and refers to a traffic increase of 10%. Considering the existing significant congestion, especially at the start of the school day and given the narrow pavements on Tolpits Lane, we would strongly support any plans by the developer for additional safeguarding measures to protect pupils on their way to and from both schools.

2. We note that the documentation includes an upgrade to existing boundary and security/segregation fencing. We would recommend inclusion of a planning condition that fencing upgrades to existing boundaries are completed before new pitches/hard court areas are put into use. This is to ensure St. Anthony's children are safeguarded and protected whilst Westfield Academy sports activities are in progress.

3. We note the travel plan includes an additional access point/path from Morrison's car park. We strongly support this inclusion and request that a designated access point for pupils of both the Academy and St. Anthony's be part of the plan.

Statutory consultations

Thames Water

No objection but requests that informatives are added to any planning permission.

Police Architectural Liaison/Crime Prevention Officer

I have examined the documentation on the website and am on the whole happy with actions taken to design out crime, in so far as the main school buildings are isolated out of school hours and any community use is directed towards the sports centre and the new playing fields.

There is comment in the DAS about fencing and I would recommend Paladin fencing which whilst not severe does provide a good level of security, and can be in colours which fade in to the background i.e. green or black. However the school may want some fencing in the school colours which can promote the school.

I have a few comments/recommendations relating to security:

- There is mention of access control particularly on the main entrance doors and I would therefore be looking for doors that are tested to the following standards i.e LPS1175 SR3 or STS202 BR3 which would allow access control.
- All other doors, including fire doors, to be tested to the same standards so as to provide a consistent level of perimeter protection
- Some schools have introduced identity cards which are also swipe cards to allow students quick entry in to the school, and where necessary can restrict entry i.e. lowers years students cannot gain access to the 6th form common room. The cards can also be utilised to allow purchase of food within the school thus making the school cashless and hence to some extent preventing the theft of money from purses/jackets within the school.
- I will be looking for all glazing near or alongside doors to incorporate one pane of laminated glass to a minimum thickness of 6.8mm or glass successfully tested to BS EN356:2000 category P1A.
- I will also be looking for all ground floor and access windows to have windows tested to PAS24-2012 and glazing to incorporate one pane of laminated glass to a minimum thickness of 6.8mm or glass successfully tested to BS EN356:2000 category P1A.
- Many sustainable school buildings being proposed require an automatic building management control system in order to ventilate the building and regulate the temperature, including at night to pre-cool the building during hot weather. This can cause security problems and the following issues may need to be addressed:
 - Automatic opening window systems, vents and pressure relief panels that operate when the school is unattended should be designed in such a way that they do not pose a security risk.

- Care should be taken to ensure that any bars or grilles that are used to secure the mechanisms as mentioned above do not interfere with their operation
 - The fitting of grilles to protect the mechanisms in 36.1.1 may affect the airflow requirements and advice should be sought from the relevant authority.
 - It is recommended that an automatic opening window or vent system incorporates a mechanism to notify school management that a window or vent has failed to close.

- I note the ICT suites are on the upper floors and I recommend the door locks be keyed differently from the remainder of the building in view of their value. I also recommend the school property marks all electronic equipment and records the serial numbers on the Immobilise database so that in the unfortunate event of loss, when recovered the equipment can be returned to the school.

- Any blank walls should be treated with anti-graffiti paint so as to try and prevent graffiti which when not removed encourages further acts of vandalism.

- I know there is community usage and I am not clear where the footballers change or whether they come already changed, as if using the main school could pose a security risk which could compromise the proposed security within the school. If the school is being used then I would be looking for additional internal security to isolate that particular area.

- No doubt the school will be fitted with an intruder alarm and cctv system, both of which should be monitored by an external alarm receiving centre and installed to the latest BS & EN standards. We ask that schools alarm systems are eternally monitored so police are called in the event of confirmed alarm activation and may have the opportunity to catch the perpetrators rather than being called some hours after an event.

- I would like a copy of the lighting plan in due course.

- I am not clear whether the car parking is secure for the staff and would like confirmation. It may well be worth the school considering Park Mark accreditation for the car parks.

Environmental Health

No objections provided a plant specific noise level limit of 30dBA is achieved for the nearest noise sensitive receptor as proposed in section 3.62 of the Planning Statement.

Sport England

Supports the proposals. The proposed development would provide new sports facilities that would make a major contribution to meeting Westfield Academy's PE and sports needs and addressing existing facility deficiencies and would also offer potential to make a contribution towards meeting the needs of the local community for the reasons set out above. The proposals are considered to meet the above planning policy objective; therefore Sport England would wish to confirm its support for the principle of the proposed development as a non-statutory consultee. However, this position is strictly subject to appropriate conditions being imposed on any planning permission:

Arboricultural consultant

Whilst the proposed tree losses run to 32 trees I would concur with the Fabrik tree report in that most of these losses occur within the site and are trees not readily visible from outside the site. Where the losses do occur closer to the site boundaries there are adjacent trees being retained minimising the visual loss. However, bearing these losses in mind, it is very important to protect those trees to be retained. I would wish to see the recommendations for tree protection set out in and shown on Fabrik's drawings tf.972/TPP/200 201 made a condition of any consent granted. I would also wish to see a detailed landscape plan giving details of specie, planting size, location and density.

Hertfordshire County Council (Highway Authority)

The Highway Authority has no objection to the proposal subject to the following conditions:

1. Within six months of the development being occupied a School Travel Plan shall be reviewed and prepared to current Hertfordshire County Council's criteria, submitted for approval, and implemented in full throughout the life of the school.

Reason: To assist in achieving greater use of sustainable transport modes, with less reliance on the private car, in line with national government policies and County Council's sustainable transport policies.

2. Construction of the approved development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include construction vehicle numbers/routing of construction traffic and shall be carried out as approved.

Reason: In order to protect highway safety and the amenity of other users of the public highway and the site.

3. All areas for parking and storage and delivery of materials associated with the construction of this development shall be provided within the site on land which is not public highway and the use of such areas must not interfere with the use of the public highway.

Reason: In the interest of highway safety and free and safe flow of traffic.

4. Before first occupation or use the development the parking areas as shown on the approved plan number WSG-MA-00-ZZ-DR-A-00105-S2 shall be provided and maintained thereafter.

Reason: To ensure the development makes adequate provision of the off-street parking likely to be associated with its use.

The Highway Authority also recommends the following informative.

In accordance with condition 2 above, the applicant should submit a Construction Traffic Management Plan to the Network Management Team at Hertfordshire County Council. Their address is County Hall, Pegs Lane, Hertford, Herts, SG13 8DN (Telephone: 0300 1234047). Comments

Appraisal

In accordance with s.38 of the Planning and Compulsory Purchase Act 2004, the Development Plan for Watford comprises:

- (a) *Watford Local Plan: Core Strategy 2013*;
- (b) the continuing “saved” policies of the *Watford District Plan 2000*;
- (c) the “saved” policies of the *Hertfordshire Waste Local Plan 1995-2005*; and
- (d) the *Hertfordshire Minerals Local Plan Review 2002-2016*.

The main issues to be considered in the assessment of this application are as follows:

- the acceptability of the proposal in land use terms;
- whether the demolition of the building will be acceptable;
- whether the scale, bulk and quantum of the development will be acceptable;
- the impact of development on open space and playing fields;
- the impact on trees;
- the impact on transport and highways;
- the impact on the amenities of the adjoining occupiers;
- the impact on ecology and nature conservation;
- flood risk assessment and drainage strategy;
- land contamination.

Land use

The requirement for additional school facilities at all levels in Watford is well recognised and acknowledged. Any proposal to provide up to date school facilities needs to have regard to the opportunities for taking a longer term and more strategic view. This proposal will avoid the repeat of piecemeal development of the school site which has occurred in a seemingly haphazard and unstructured manner in the past. Therefore the proposal for the provision of a modern educational facility is supported.

The demolition of the building

The proposal involves the demolition of the existing school buildings. However, the existing modern sport facilities and the nursery school building will be retained.

The existing buildings as shown to be demolished do not benefit from any architectural merit and are in poor condition. The buildings have emerged haphazardly and the layout does not cater suitably for the appropriate functioning of the school. Therefore the principle of re-development, subject to appropriate replacement development, is fully supported.

The scale, bulk and quantum of the development

The proposal will provide a single building rather than the existing collection of buildings. The proposed building will be mainly 4 storeys high, with the exception of the assembly hall and the dining area which will be 3 storeys. However, the scheme has been designed to take advantage of the topography of the site and the main bulk of the building will appear as a 3 storey building from the street frontage. The proposal to rationalise the existing built environment of the school into one building will considerably enhance the character of the area.

The proposed building will have modern design. Given the site's location and the local built environment, the strategy to adopt a modern design for the new school is considered to be an appropriate approach. In terms of its scale and the quantum of building the proposed building is considered to be suitable for the site and surroundings. The proposed

innovative design, incorporating an irregular H-shape configuration, the use of a variety of materials, set backs and recessed areas will create a very interesting and elegant building.

The proposal has paid significant attention to the soft and hard landscaping of the unbuilt space. It is considered the proposal will result in built environment of quality design which will result in significant enhancement to the character and appearance of the area.

In these respects the proposal will fully comply with Policy UD1 of the adopted Core Strategy.

Open space and playground facilities

The proposed school building will be built partly on the existing designated open space and partly on existing playing field. Both these land uses are protected and normally, there would be an objection to their loss. However, after the completion of the proposed building project, the proposal will result in a significant reduction in the footprint of the buildings compared to the existing situation. The land thus released has created the opportunity to provide for the provision of more open space and playing space than the area that will be taken up by the new school building. The proposal will result in significant increase in playing field areas from 34,446 m² to 37,750 m².

The sport provision will be largely unaffected during the construction of the new school through appropriate phasing of the school. Sport England has been consulted and, subject to imposition of a number of conditions, has supported the proposal.

Trees and landscaping

There are no trees on the site identified for the new school building, but the proposal will result in loss of a number trees dotted around the site. However, the proposal has paid significant attention to the soft and hard landscaping by providing robust materials and appropriate planting of new trees and landscaping. In addition, information has been provided to demonstrate how the trees to be retained will be protected during the

construction of the new school. Subject to the conditions recommended by the Council's arboricultural consultant the proposal will result in the enhancement of the site overall.

Transport and highways

There are three vehicular and pedestrian accesses to the school. Two of these are from Croxley View and are shared with the existing primary school and the children's nursery, with the main entrance from Tolpits Lane. There will be no new access to the school, but the proposal will rationalise and improve on the current provision.

The proposal will limit the access to the school to two locations. The existing access from Tolpits Lane will be retained. However, the footway will be widened to accommodate a cycle route. This access will also be used for access to the Sports Centre and its car park, as well as for bus and coach drop off, with a pedestrian access from the drop off point into the school site. This access way will incorporate a wider pavement and a marked area for cycle users.

The second access to the school will be from Croxley View via the Children's Centre access. This will provide a two way section of carriageway that will allow cars and smaller delivery vehicles to pass. This access will be used by service vehicles, and the applicant has provided track-diagrams which indicates that service vehicles will be able to negotiate the access to and from the school premises with ease. This entrance will also be used for access to the proposed school car park, as well as by pedestrians and cyclists.

The proposal will provide 132 parking spaces. This will be sufficient for the proposed 120 members of staff with some spare capacity.

The level of cycle provision for the new school is quite low. The scheme as originally submitted paid little attention to the issue. The scheme as revised will provide 100 cycle storage spaces, with legible marked out routes for cyclists. The cycle storage area is designed to be used for both inside and out of school hours opening.

The redevelopment will increase the capacity of the school to 1600 students. It is estimated that the increase in school capacity will generate a 10% increase in traffic movements. This level of increase in traffic generation will not have an adverse impact on the free and safe flow of the traffic in the vicinity of the site.

The school already has a travel plan in place, which has targets to reduce the numbers of vehicular trips by increasing the use of car sharing, and encouraging more walking and cycling to the school.

The Highway Authority considers that, subject to conditions, from a highway and traffic perspective, will have an acceptable impact on the free and safe flow of traffic in the local area.

Amenities of the neighbouring premises

Given the proposed location of the building, the scheme will have no impact on the amenities of any residential properties. The only neighbour likely to be affected will be the adjacent primary school. However, the scheme has been designed to ensure that the proposal will have a minimal impact on the primary school.

Ecology and nature conservation

The site is in a designated wildlife corridor. However, the site has no nature conservation importance or interest. It is comprised of amenity grassland, introduced shrubs, scattered trees and hedgerows. None of the habitats on site are truly semi-natural and they appear to offer little ecological value.

Ecological reports have been provided. It indicates that there may be some bats visiting the trees and shrubs on the fringe of the site. Further, slow worms have been detected, on land near the railway lines. However, these areas will not be affected by the proposal. The reports also indicate that there may be badgers on parts of the site and bats have been seen visiting the edges of the site. Accordingly, appropriate conditions are recommended

to ensure that wildlife is protected, and an informative will be added to indicate that there may be a requirement for a licence to be obtained from Natural England.

Flood risk assessment and drainage strategy

The applicant has been in consultation with the Environment Agency with regard to flood risk and drainage. The Environment Agency is satisfied with the proposals and has recommended a condition to ensure the development will not have an adverse impact on the drainage system.

Land contamination

A study has been carried out by the agent for the applicant as it appears that the site may have been used as sewage works in the past. It would be appropriate, therefore, for a condition to be imposed to cover the potential requirement for further ground contamination investigation and appropriate mitigation measures if contaminated ground is found during construction work.

Conclusion

The requirement for additional school facilities at all levels in Watford is well recognised and acknowledged. The proposal will replace the existing collection of school buildings with an innovatively designed new building which will make a significant contribution to the character of the area. The proposal will also provide improved sports facilities which would also be available to the community outside the school hours.

Given its location, scale and design, the proposed development will not have any significant impact on the amenities of neighbouring properties in terms of daylight, sunlight, loss of privacy, noise or activities associated with the use. The increased opportunity for the community use of the school is likely to result in some additional traffic movements in the area. However, the proposal does provide an adequate number of car parking spaces. In addition, the trip generation data indicate that the additional vehicular movements will not have any significant impact on the local highway network.

Overall, the development will result in the provision of an education facility of high quality which will also benefit the local community and the wider area. The proposal accords with the policies of the Development Plan and the National Planning Policy Framework.

Human Rights Implications

The Local Planning Authority is justified in interfering with the applicant's Human Rights in order to alleviate any adverse effect on adjoining properties and their occupiers and on general public amenity. With regard to any infringement of third party Human Rights, these are not considered to be of such a nature and degree as to override the Human Rights of the applicant and therefore warrant refusal of planning permission.

RECOMMENDATION

That planning permission be granted, subject to the following conditions:

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Construction work of the development hereby permitted shall not take place before 8am or after 6pm Mondays to Fridays, before 8am or after 1pm on Saturdays and not at all on Sundays and Public Holidays, without the prior written approval of the Local Planning Authority, except that the delivery of construction materials to the site may take place after 7.30am.

Reason: To safeguard the amenities and quiet enjoyment of neighbouring properties during the time that the development is being constructed, pursuant to Policy SE22 of the Watford District Plan 2000.

3. The construction site shall be registered with the Considerate Constructors Scheme and the development shall be carried out in accordance with the requirements of this Scheme at all times.

Reason: To safeguard the amenities and quiet enjoyment of neighbouring properties during the time that the development is being constructed.

4. No demolition or construction works shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. This Plan shall include the phasing of the development and, for each phase, details of contractors' parking, the delivery and storage of materials, any temporary access/egress points to adjoining highways, and wheel washing facilities. The Plan as approved shall be implemented throughout the construction period.

Reason: To prevent obstruction of the adjoining highway during the time that the development is being constructed.

5. No demolition or construction works shall commence until fencing of a style, height and in a position to be agreed in writing by the Local Planning Authority shall have been erected to protect all trees and shrubs which are to be retained. No materials, vehicles, fuel or any other items shall be stored or buildings erected or works carried out inside this fencing and no changes in ground level shall be made within the spread of any tree or shrubs (including hedges) without the prior written approval of the Local Planning Authority.

Reason: To safeguard the health and vitality of the existing trees which represent an important visual amenity during the period of construction works in accordance with Policies SE37 and SE39 of the Watford District Plan 2000.

6. No development shall commence within the site until full details of the provision for bicycle storage facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the completion of the development and shall be retained thereafter.

Reason: In the interests of the visual appearance of the site and its impact on the character of the surrounding area, in accordance with Policies UD1 and UD2 of the Watford Local Plan: Core Strategy 2006 – 2013 (Adopted January 2013).

7. No work shall commence until details of the siting, height and type of fencing or other means of enclosure around the boundaries of the site and within the site have been submitted to and approved in writing by the Local Planning Authority. The fencing or other means of enclosure shall be provided as approved prior to the completion of the development hereby approved and shall be maintained as such at all times thereafter.

Reason: In the interests of the visual appearance of the site and its impact on the character of the surrounding area, in accordance with Policy UD1 of the Watford Local Plan: Core Strategy 2006 – 2013 (Adopted January 2013).

8. No construction works (excluding demolition, site clearance, levelling, decontamination and the diversion of existing services) shall commence until details of a lighting scheme for the development have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be installed as approved prior to the completion of the development and thereafter the scheme shall be retained at all times.

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 U4 of the Watford District Plan 2000.

9. No development shall commence within the site until full details and samples of the materials to be used for the external surfaces of the building, including doors and windows, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details.

Reason: In the interests of the visual appearance of the site and its impact on the character of the surrounding area, in accordance with Policies UD1 and UD2 of the Watford Local Plan: Core Strategy 2006 – 2013 (Adopted January 2013).

10. All areas for parking and storage and delivery of materials associated with the construction of this development shall be provided within the site on land which is not public highway and the use of such areas shall not interfere with the use of the public highway.

Reason: In the interest of highway safety and free and safe flow of traffic.

11. Prior to the completion of the development hereby permitted the parking areas as shown on the approved plan number WSG-MA-00-ZZ-DR-A-00105-S2 shall be provided and these areas shall be maintained solely for that purpose thereafter.

Reason: To ensure the development makes adequate provision for off-street parking likely to be associated with its use.

12. Not less than four months before the building hereby permitted is occupied, a Travel Plan with the object of reducing the numbers of staff and pupils travelling to

the site by private car shall be submitted for the approval in writing of the Local Planning Authority. Once approved, the Travel Plan shall be brought into use and shall thereafter continue to be implemented as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To promote alternative modes of transport and minimise the impact on local road network, in accordance with Policy T4 of the Watford Local Plan Core Strategy (2006-2031) adopted 2013.

13. No works shall commence until a detailed surface water drainage scheme for the site, based on the agreed flood risk assessment (Arup, Ref: WS-ARP-XX-ZZ-RP-C-08020, 22 August 2014) has been submitted to and approved in writing by the local planning authority. The drainage scheme shall include a restriction in run-off and surface water storage on site as outlined in the flood risk assessment. The scheme shall be implemented in accordance with the approved details prior to the completion of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in line with the National Planning Policy Framework, Planning Practice Guidance, the Thames River Basin Management

14. No demolition or construction works shall commence until a detailed scheme to deal with the risks associated with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements:

- (i) 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;

- (ii) a site investigation scheme, based on (i) above, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site;
- (iii) the results of the site investigation and risk assessment referred to in (ii) above 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;
- (iv) 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 (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

No changes to these components shall be undertaken without the written approval of the Local Planning Authority. All works shall be carried out in accordance with the approved details.

Reason: In the interests of the health of the future occupiers of the site and to prevent pollution of controlled waters (the site is within Source Protection Zone 3) in accordance with Policies SE24 and SE28 of the Watford District Plan 2000.

15. No construction works shall commence until a verification report demonstrating completion of the works set out in the approved remediation strategy (see Condition 14 above) and the effectiveness of the remediation has been 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 a 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, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To verify that all contamination has been successfully removed from site following all remediation works in the interests of the health of the future occupiers of the site and to prevent pollution of controlled waters (the site is within Source Protection Zone 1) in accordance with Policies SE24 and SE28 of the Watford District Plan 2000.

16. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to, and obtained written approval from, the Local Planning Authority for a remediation strategy detailing how this unsuspected contamination is to be dealt with. All works shall be carried out in accordance with the approved details.

Reason: In the interests of the health of the future occupiers of the site and to prevent pollution of controlled waters, in accordance with Policies SE24 and SE28 of the Watford District Plan 2000 and Policies SD1 and SD2 of the Watford Local Plan Core Strategy 2006-2031 adopted 2013.

17. The development hereby permitted shall not be taken into use until a community use agreement, prepared in consultation with Sport England, has been submitted to and approved in writing by the Local Planning Authority. This agreement shall include details of the facilities to be used, together with pricing policy, hours of use, and access by other community users, together with management responsibilities and a mechanism for review, and any other matters which the Local Planning Authority, in consultation with Sport England, may reasonably require in order to secure the effective community use of the facilities. Thereafter, the development

shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with policy GI1 of the Watford Local Plan Core Strategy (2006-2031) adopted 2013.

18. The works and the contractors' compound hereby permitted and other associated structures shall be removed from the site before the total completion of the building project. Within three months of removal or the first planting season following removal, the playing field land and all other outdoor sports facility shall be reinstated to a quality at least equivalent to the quality of the playing field/other outdoor sports facility immediately before the compound was erected.

Reason: To ensure the site is restored to at least its existing a condition and to accord with Policy GI1 of the Watford Local Plan Core Strategy (2006-2031) adopted 2013.

19. No development shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority, in consultation with Sport England:

- (i) a detailed assessment of ground conditions (including drainage and topography) of the land proposed for the new playing field which identifies constraints which could affect playing field quality; and
- (ii) based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the new playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other

operations associated with grass and sports turf establishment and a programme of implementation. The approved scheme shall be carried out in full and in accordance with a timeframe agreed with the Local Planning Authority in consultation with Sport England. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and fit for purpose and to accord with policy GI1 of the Watford Local Plan Core Strategy (2006-2031) adopted 2013.

20. The existing cricket nets and artificial cricket wicket shall be relocated in accordance with the approved drawings prior to commencement of development.

Reason: This is required to ensure continuity of access to the cricket nets and cricket wicket by the Academy as the temporary and permanent winter playing pitch layouts would result in the displacement of the cricket facilities.

21. No development shall commence on site until a hard and soft landscaping scheme for the site (including a detailed method statement covering tree planting, tree, shrub and grass species, planting size and density and all hard surfacing materials) has been submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping shall be carried out prior to the completion of the development and shall be retained thereafter at all times. The soft landscaping shall be carried out 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 of the site in accordance with policy UD1 of Watford Local Plan Core Strategy 2006-203.

22. The development shall be carried out only in accordance with the “precautionary measures” detailed within the submitted bat and slow worm surveys.

Reason: To ensure that no harm is caused to any bats during any works on site, in accordance with Policy GI3 of the Watford Local Plan Core Strategy 2006-31.

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

WSG-MA-00-ZZ-DR-A-00120-S2 3D Views and Perspectives 02 - P03

WSG-MA-00-ZZ-DR-A-00119-S2 3D Views and Perspectives 01 - P03

WSG-MA-00-ZZ-DR-A-00118-S2 Internal Courtyard Elevations - P01

WSG-MA-00-ZZ-DR-A-00117-S2 Building Elevations - P07

WSG-MA-00-ZZ-DR-A-00115-S2 Building Sections - P03

WSG-MA-00-ZZ-DR-A-00114-S2 Roof Plan on Site Plan - P07

WSG-MA-00-ZZ-DR-A-00113-S2 First Floor and Second Floor Plans - P08

WSG-MA-00-ZZ-DR-A-00112-S2 Lower and Upper Ground Floor Plan - P10

WSG-MA-00-ZZ-DR-A-00108-S2 Site Sections - P03

WSG-MA-00-ZZ-DR-A-00105-S2 Site Plan - P06

WSG-MA-00-ZZ-DR-A-00103-S2 Site Masterplan - P08

WSG-MA-00-ZZ-DR-A-00102-S2 Existing Site Layout Plan - P03

WSG-MA-00-ZZ-DR-A-00101-S2 Location Plan - P03

WSG-MA-00-ZZ-DR-A-00104-S2 Landscape Plan - P05

WSG-MA-00-ZZ-DR-A-00107-S2 Hard & Soft Landscape Plan 02 - P04

WSG-MA-00-ZZ-DR-A-00106-S2 Hard & Soft Landscape Plan 01 - P05

And the following documents:

Acoustic Report for Planning

Bat and Protected Species Update Survey
Bat Survey Report
Drainage Concept Design
Energy Statement
Flood Risk Update
Flood Risk Assessment
Ground Conditions Note
Reptile Report
Transport Statement
Addendum to Westfield Academy Transport Statement
Utilities Enquiries Note
Arboricultural Development Report
Construction Access Strategy
Construction Programme Commentary
Construction Environmental Management Plan
Site Waste Management Plan
Design and Access Statement
Landscape Strategy
Sustainability Statement
Acoustic Feasibility Study
Arboricultural Report
Flood Risk Assessment Screening Study
Phase 1 Geo-Env. Assessment
Preliminary Ecological Appraisal
Report on Ground Investigations
Topographical survey
Planning Statement
Statement of Community Engagement
Travel Plan

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

Informatives

1. In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended.
2. There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.
3. Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that

the surface water discharge from the site shall not be detrimental to the existing sewerage system.

4. Active badger setts have been identified on site. These are protected under the Protection of Badgers Act 1999. Therefore it is necessary that any work in this area will require a licence approved by Natural England together with a suitable mitigation strategy before works can start.
5. It is recommended that a restoration scheme for playing field land is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association.
6. You are informed that there is guidance on preparing Community Use Agreements which is available from Sport England.

Drawing numbers

See Condition 23 above.

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