

## PART A

Report of: **Development Management Section Head**

Date of Committee: **16 October 2014**

Site address: **Cassiobury Park**

Reference Number : **14/00327/FULM**

Description of Development: **The restoration, refurbishment and enhancement of the park including; the reinstatement of the entrances, the re-location of bandstand to its original site within the park, the erection of extensions to existing tea house, the restoration of the original landscape settings, the demolition of the existing kiosks type structures and their replacement with the erection of a new hub building to consolidate the existing facilities in one location, the renovation of the existing water play facilities and the restoration and enhancement of historic designed views and conservation of associated estate watermill ruins. Re-surfacing of historic carriage drives.**

Applicant **Watford Borough Council**

Date Received: **28th February 2014**

8 week date (minor): **30th May 2014**

Ward: **PARK**

### **SUMMARY**

The proposal relates to Cassiobury Park, which forms the principle park in Watford. As well as providing a significant level of open green space, the park plays host to a diverse range of highly popular community events on varying scales. The park is within the

designated Green Belt, and is of national significance by virtue of being included in the register of nationally important historic parks and gardens. The historical evolution of the park reveals that, over the centuries, prominent and significant landscape designers have left their mark in the evolution of the park.

The proposals seek to restore the historic value of the park, and will include:

- restoration of and improvements to the entrances to the park;
- demolition of the existing structures around the paddling pools and the erection of a park hub building with café, community and exhibition room, education facilities, toilets and changing facilities;
- improvements to the paddling pools;
- extension and improvement of the Cha Cha Cha café;
- relocation of the historic bandstand from its current position in front of the Town Hall to its original position in the park.

The aim of the project is primarily to conserve and enhance the park's heritage value. However, the proposal will also improve the circulation within the park and provide an increased range of attractions.

Overall, the proposed scheme respects the historical evolution of the park and its significance for local residents whilst offering an imaginative design for the hub building with its energy efficiency credentials together with restoration of the heritage value of the park.

The Development Management Section Head recommends the application be approved as set out in the report.

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## BACKGROUND

### Site and surroundings

The proposal relates to Cassiobury Park, which forms the principle park in Watford. As well as providing a significant level of open green space, the park plays host to a diverse range of highly popular community events on varying scales. Given its long history and its long evolution over the centuries, the park has considerable significance for local residents.

Cassiobury Park falls within the designated Green Belt; it is also a nationally significant park as it is included as Grade II on the English Heritage *Register of Parks and Gardens of special historic interest in England*. The listing recognizes the rich landscape design heritage of the park and its historic place at the forefront of almost every phase of design evolution since late 16<sup>th</sup> Century.

The landscape of the park has evolved since the early 17<sup>th</sup> century, but the park was principally formed early in the 20<sup>th</sup> Century, from the Capel family's ancient country seat at Cassiobury which was broken up around 1908-27. The park, together with Whippendell Wood, measures some 300 hectares in area (twice the size of Hyde Park).

As well as providing for high quality recreation, the park also supports a rich network of habitats, as part of the site is also designated as an Ancient Woodland Site of Special Scientific Interest (SSSI) at Whippendell Woods. In the Watford District Plan 2000, the park also falls within areas shown as a Local Nature Reserve, the Grand Union Canal Corridor, a Wildlife Site and a Landscape Development Area.

The strategic green space importance and value of Cassiobury Park is recognized both in the park's Green Flag Status and in its identification as a priority in the Green Space Strategy and the Green Infrastructure Plan, where its restoration is regarded as a priority.

The park currently comprises a large green open space, with the two main structures being a cafe near its entrance with Shepherds Road and the hub buildings and the paddling pools towards the centre of the park adjacent to the crescent formed by the river Gade. There are also other smaller buildings dotted around the park.

### **Proposed development**

Full planning permission is sought for:

- 1 A new feature for the Rickmansworth Road entrance. This will replace the unsightly late 20<sup>th</sup> century bollards with five bar steel estate rail fencing, meadow planting, new resin bonded gravel paving with granite sett paving pattern and a new masonry pier feature to advertise the site from both directions.
- 2 Refurbishment of the Langley Way, Shepherds Road, Stratford Way and The Gardens entrances, using same palette of materials as above, and rationalising signage and street furniture.
- 3 Refurbishment of the historic carriage drive of 1802 and the long straight east-west drive by repairing the surfaces and providing new tar spray and chip top dressing, rationalising cycle markings and restoration and provision of new street furniture.
- 4 Repair and restoration of existing footpaths in High Park and Whippendell Wood, including new timber steps.
- 5 Restoration of the historic Bridgeman Lime Avenue which formerly provided the approach to the lost Cassiobury House from the north west, including the restoration of features such as the 'rond-point' at the entrance to Whippendell Wood.
- 6 Restoration of designed views and conservation of the set piece ruins at the River Gade watermill site by vegetation management to reopen the historic designed vista from the Rustic Bridge to the watermill site, restoration of eroded river banks and the restoration of the watermill ruins and the Rustic Bridge including its balustrade.
- 7 Restoration of historic designed views across Pheasants Island and restoration of design views including the lost section of the c.1730s Bridgeman Lime Avenue.

- 8 Restoration and extension to the Cha Cha Cha tea house and garden. This is a 1925 locally listed house. The erection of the extension will include small new rear wing reflecting the appearance of the principle wing. Internal refurbishment will be carried out to improve DDA access. Outside the café, the proposal includes the reinstatement of the original path layout, including the introduction of new planting, the redesign of the existing northern play area, and the restoration of the lost drinking fountain.
- 9 Erection of a new croquet club pavilion in a Metroland style to reflect the design of the adjacent Cha Cha Cha building.
- 10 Restoration and the relocation of the park's original Grade II listed Hill and Smith bandstand to its former site in the park. There is also a concurrent listed building application for this relocation and restoration work.
- 11 Erection of a new energy efficient hub building linked to the enhanced and refurbished water play and paddling pools. This building will consolidate all existing buildings and storage in the lower part of the site into one footprint, providing improved changing facilities for the pools, sports changing rooms, new kiosk, together with an upper floor café and flexible teaching and exhibition space, park staff accommodation and undercroft storage to contain visual clutter. The building takes advantage of the topography of the location by being partly buried in the valley side so as to reduce its visual impact in the wider landscape. The building will replace all the existing five pool huts, old toilet and changing rooms blocks, which are to be demolished.
- 12 Improvement to the Whippendell Wood car parks at Grove Mill Lane and Rousebarn Lane. This will include replacement entrance signage, improved drainage and patch repairs to the existing surface, plus a small extension to the southern part of the Grove Mill Lane car park.

## **Planning history**

04/00725/FUL CPP 22.11.2004 Proposed fencing at Cassiobury Park Changing Rooms

04/01198/DISCON DCN 07.02.2005 Details submitted regarding Condition 2 (railing colour) pursuant to TP Ref. 04/00725/FUL

07/01116/ADV AC 12.10.2007 Erection of new flagpole and "Green Flag Award" flag on hard landscaping at entrance to park from Rickmansworth Road

07/01357/PREAPP PREAPP 10.10.2007 Pre-application enquiry for proposed new pond

67/04077/FUL PP 28.02.1967 The erection of a Rockwall Banbury Building, adjacent to the watercress beds, Cassiobury Park, for the packing and storage of watercress

61/24315/FUL PP 03.11.1961 Erection of wooden storage hut

14/00778/LBC Listed building consent 17.09.2014 Dismantling of the existing bandstand and plinth, and the repair and re-erection of the bandstand on its original site in Cassiobury Park.

## **Relevant Policies**

### **National Planning Policy Framework**

- |            |   |
|------------|---|
| Section 8  | Promoting healthy communities                     |
| Section 9  | Protecting Green Belt land                        |
| Section 6  | Delivering a wide choice of high quality homes    |
| Section 11 | Conserving and enhancing the natural environment  |
| Section 12 | Conserving and enhancing the historic environment |

### **Hertfordshire Waste Core Strategy and Development Management Policies**

#### **Document 2011-2026**

No relevant policies.

## **Hertfordshire Minerals Local Plan Review 2002-2016**

No relevant policies.

### **Watford Local Plan Part 1 - Core Strategy 2006-31**

Policy SS1	Spatial Strategy
Policy SD1	Sustainable Design
Policy SD2	Water
Policy SD3	Climate Change
Policy T2	Location of New Development
Policy T3	Improving Accessibility
Policy T4	Transport Assessments
Policy UD1	Delivering High Quality Design
Policy GI1	Green Infrastructure
Policy GI2	Green Belt
Policy GI3	Biodiversity

### **Watford District Plan 2000**

Policy SE7	Waste Storage, Recovery and Recycling
Policy SE22	Noise
Policy SE23	Light Pollution
Policy SE27	Flood Prevention
Policy SE36	Replacement Trees and Hedgerows
Policy SE37	Protection of Trees, Woodlands and Hedgerows
Policy SE39	Tree and Hedgerow Provision in New Development
Policy T10	Cycle Parking Standards
Policy T21	Access and Servicing
Policy T22	Car Parking Standards

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## CONSULTATIONS

### **Neighbour consultations**

48 letters were sent to local residents adjoining the park. Site notices were also displayed within and adjacent to the park.

One letter of objection has been received, expressing concern about the likelihood of anti-social behaviour resulting from the relocation of the bandstand to the park.

Prior the submission of the application, the proposals had been presented in discussions with various stakeholders, including the Friends of Cassiobury Park, Watford Museum, the Herts and Middlesex Wildlife Trust, the Hertfordshire Gardens Trust, the Environment Agency, the Canal and River Trust, the wider community and users of the park.

### **Statutory consultations**

#### English Heritage

Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion. The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

#### Environment Agency

The Environment Agency has reviewed the revised Water Framework Directive (WFD) Assessment provided by the applicant's agents. We are now satisfied with the WFD Assessment and request that the condition and informative below are added to any planning permission granted.

#### *Condition*

No development shall commence until detailed bed surveys and a weir removal method statement have been submitted to and approved in writing by the local planning authority. The weir removal shall then be carried out as approved and any subsequent variations



shall be agreed in writing by the local planning authority. The scheme shall include the following elements:

- Detailed and accurate bed survey including complete long profile of affected channel.
- Detailed plans and methodology for weir removals, bed stabilisation and weir pool retention based on the detailed bed survey. Plans shall include plan views of proposed outcome. Plans will include a central notch in the remaining weir base to aid fish passage if feasible.
- Details and justification of how size of flint nodules and reprofiled slopes behind remnant weirs will retain weir pools and stabilise sediment.
- Details of how excavated material will be used for re-grading and channel improvements, with removal from the river entirely being a last resort.
- Details of channel narrowing, re-grading and enhancements.
- Monitoring plan to assess whether the sediment stability works and pool retention are effective and whether additional work is required to maintain valuable features.
- Details of impact to side channel (adjacent to watercress beds) and how this will be mitigated e.g. improving fish backwater habitat at downstream extent.

Reason: In order to ensure that fish passage through removal of impassable weirs is improved and that the existing quality of habitat is retained and to protect the wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation value of the site in line with the advice given in the National Planning Policy Framework 2012.

The National Planning Policy Framework (NPPF) paragraph 109 recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. Paragraph 118 of the NPPF states that if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning

permission should be refused and that opportunities to incorporate biodiversity in and around developments should be encouraged.

Article 10 of the Habitats Directive stresses the importance of natural networks of linked habitat corridors to allow the movement of species between suitable habitats, and promote the expansion of biodiversity. River corridors are particularly effective in this way. Such networks and corridors may also help wildlife adapt to climate change.

The Thames river basin management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition, the ecological impact of the scheme could lead to deterioration of a quality element to a lower status class, e.g. fish in the river Gade because it could decrease the available pool habitat within this reach.

#### *Informative*

Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the River Gade, designated a 'main river'. This is separate, and in addition to, any planning permission granted. The applicant should contact Trevor Brawn (01707 632399; [trevor.brawn@environment-agency.gov.uk](mailto:trevor.brawn@environment-agency.gov.uk)) to discuss the requirements further.

#### Thames Water

##### *Waste comments*

There are no objections.

##### *Water comments*

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Veolia Water Company, The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

## Environmental Health

### 1. *Food Hygiene Registration*

Any premises intending to store, sell distribute or prepare food (including alcoholic drinks) must register with Watford Council as a food business under Article 6 ( 2) of Regulation (EC) No 852/2004. Forms are available from the Environmental Services at Watford Borough Council.

### 2. *Structure*

The design, construction, layout and size of the kitchen must meet the requirements of EC Regulation 852/2004 In particular:

- a) Means of preventing or treating grease entering the drainage system are recommended for catering establishments in order to prevent drainage problems from arising e.g. blockages due to grease/oil accumulations.
  
- b) Wall and floor surfaces in the cooking area and food preparation areas must be of a design and construction to enable adequate cleaning and disinfection, and prevent the accumulation of dirt or other potentially harmful substances. As such, all surfaces in these areas should be constructed with impervious, non-absorbent, washable and non-toxic materials. Floor surfaces should also be so constructed to allow for adequate surface drainage where appropriate and they must also be non-slip in order to reduce the risk of slip, trips & falls accidents that can be caused due to slippery surfaces.
  
- c) Work surfaces that are likely to come into contact with food or that are located close to food contact surfaces should be constructed using smooth, washable and non-toxic materials, such as stainless steel, ceramic or food-grade plastic.

### 3. *Wash Hand Basins*

There must be an adequate number of wash-hand basins. These must be provided with an adequate supply of hot and cold (or appropriately mixed) running water, together with a suitable means for the hygienic drying of hands.

### 4. *Equipment Sinks*

There must be adequate facilities for cleaning and disinfecting work tools and equipment. A sink must be installed which is big enough to accommodate larger pieces of equipment. The sink must be provided with an adequate supply of hot and cold water and be properly connected to the drainage system.

### 5. *Extraction System*

The applicant shall submit full details of the ventilation system and up to date plans for approval by the local planning authority department prior to installation.

### 6. *Waste*

Food waste and other refuse must be stored in closable containers or suitable equivalent, that are in sound condition and easy to clean and disinfect.

Adequate space must be provided for refuse containers to be stored safely and away from rooms where food is present.

Refuse stores are to be designed and managed in such a way as to enable them to be kept clean and free from animals and pests.

### Hertfordshire County Council (Rights of Way)

If and when this development is to proceed the nearby public right of way should be protected to a minimum width of two metres or as indicated in the extract of the Definitive Map and Statement and its current surface condition maintained.

I would also make the following comments on the potential impacts the development works might entail and the required minimum standards regarding the maintenance of the public's rights and safety during and after construction.

- The Public Right of Way must remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works.
- The safety of the public using the route and any other routes to be used by construction traffic should be a paramount concern during works, safe passage past the site should be maintained at all times.
- The condition of the route must not deteriorate as a result of these works. Any adverse effects to the surface from traffic, machinery or materials (especially overflows of cement & concrete) to be made good by the applicant to the satisfaction of this Authority.
- All materials to be removed at the end of the construction and not left on the Highway or Highway verges.

If the above conditions cannot reasonably be achieved then a Temporary Traffic Regulation Order would be required to close the affected route and divert users for any periods necessary to allow works to proceed. A fee would be payable to Hertfordshire County Council for such an order.

Also if it is necessary to install any scaffolding on the route or pipes/cables, etc., under the path permission must first be obtained from this office.

#### Hertfordshire Constabulary Crime Prevention Design Advisor

##### *Bandstand*

- I and colleagues from the Watford Safer Neighbourhood Team have previously expressed concerns over the possible Anti-Social Behaviour around the relocated

bandstand, but unfortunately our views have not been reflected in the documentation.

- I note the roofing will be in zinc which will be far better than lead or copper as was first indicated.

#### *Bowls Club*

- I note there will be a new clubhouse and I strongly recommend any doors [including fire escapes which mustn't have any external door furniture] be to the LPS1175-SR3 standards. Any glazing in the doors to include one pane of laminated glass to a minimum of 6.4mm as well as toughened glass.
- Any windows to be tested to PAS24-2012 and any glazing to include one pane of laminated glass to a minimum of 6.4mm as well as toughened glass.
- I would recommend both the doors and windows be protected by shutters which again should be tested to LPS1175 SR3.

#### *Cha Cha Café*

- I could not find a DAS relating to the amendments to the café, I do however recall a number of external changes one of which related to the small children's play area and the external seating which we recommended was either overlooking or actually within the fenced area. We are concerned with the safety of the youngsters as in our view parents should be able to keep an eye on their children whilst enjoying refreshments.
- If there are any changes to the fabric of the building then again any doors must be tested to LPS1175 SR3 standards and any glazing to include one pane of laminated glass to a minimum of 6.4mm as well as toughened glass. Any fire escape doors must not have any external door furniture which could be utilised to break in to the café.
- Again any replacement windows to be to PAS24-2012 with both toughened and laminated glazing.
- The children's play area to be fenced off to prevent children wandering off and also to prevent dogs etc. coming in to the area to defecate. Our concern over the dog

mess aspect is the danger of children touching the “poo” and putting in their mouths which can lead to Toxocariasis which is a worm that can cause blindness in children.

#### *Visitor Hub and Water Play Area*

- I will be looking for all doors to be tested to LPS1175 SR3 with any glazing to include one pane of laminated glass to a minimum of 6.4mm as well as toughened glass.
- Any fire escape doors must not have any external door furniture which could be utilised to break in to the Visitor Hub.
- The glazing must be both toughened and laminated.
- The access from area F to D must be restricted particularly when these areas are in use. The changing rooms need to be able to be locked to prevent unauthorised access and possible theft of personal belongings. It is not clear whether there will be the facility for the secure storage of personal valuable whilst people are playing sport.
- The security of monies from both the café and pool has not been indicated and I would assume it will be banked once a day. There need to be security measures around the transit of daily takings.
- I note that there will be Cor-Ten metal shutters to protect the various parts of the Visitor Centre and Hub but have the shutters been tested to prevent entry. I would be looking for shutters that have been tested to LPS1175 SR3 to provide an overall security protection for the whole site.
- There is no indication of pool safety and security when the development is up and running, particularly where Health and Safety is involved.
- I note there will be vehicles parked with the Centre and it must be made very clear to all visitors that there is no vehicle entry to the Park except for Park Rangers and Emergency vehicles, otherwise I can see the area could be overrun with people wanting to use the surrounding area as a car park.
- Any access roads must be gated with keys/codes for park Rangers and the Emergency Services only.

- There is no indication of fencing around the pool in particular and it must be fenced off to prevent children wandering off and also to prevent dog's etc. coming in to the area to defecate. Our concern over the dog mess aspect is the danger of children touching the "poo" and putting in their mouths which can lead to Toxocariasis which is a worm that can cause blindness in children.

Hertfordshire County Council (Highway Authority)

Notice is given under article 16 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

Hertfordshire County Council has no objection to the principle of the development, subject to the informative details below:

- 1) The development shall not begin until details of the disposal of surface water from the footway area have been submitted to and approved in writing by the Local Planning Authority in conjunction with the Highway Authority. The dwelling shall not be occupied until the works for the disposal of surface water have been constructed in accordance with the approved details.

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

- 2) Prior to the commencement of the site works details of on-site parking for all contractors, sub-contractors, visitors and delivery vehicles shall be approved in writing by the Local Planning Authority in conjunction with the Highway Authority and that area shall be maintained available for use at all times during the period of site works.

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

- 3) All materials and equipment to be used during the construction shall be stored within the curtilage of the site unless otherwise agreed in writing by the Highway Authority prior to commencement of the development.

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



The proposals are not considered to greatly impact upon highway safety or capacity. It is considered acceptable to the Highway Authority

### Planning Policy (Design and Conservation)

#### *Cha Cha Cha building*

It is proposed to extend the Cha Cha Cha to provide better event, kitchen and toilet facilities. The alterations will allow the current use to continue and thus provide an important element of the improved park. The principle of extending the building in the manner proposed is acceptable – the additional block has been designed to respond to the scale and massing of the existing building and will sit well alongside the existing building.

However, there are some points of detail where further information and clarification is required prior to approval:

- Windows on the toilet block – 4 are shown on the plan and only 3 on the elevation – 4 is preferable aesthetically.
- The roof lights should be conservation grade and will need to be conditioned for approval prior to development starting – the principle is acceptable.
- The materials for the extension should match the original building – wall should be in a matching brick – this should be specified on the drawings at this stage.
- We need to have more details re the entrance doors – examples of what they mean – photographs and proposed colour.
- The proposal to clad the exterior of the two wings to the building needs additional justification and supporting material – I am not convinced from what we have so far that this is the right approach here. This is a case where there is clearly a change to the character of the building from the proposal to clad sections of it in timber but there is no discussion of other possible solutions to the insulation issue and why this one is considered to be the right one in terms of the impact on the character of the locally listed building – the test is that the benefit to the public from the change should outweigh the harm caused. The renewable energy strategy submitted along

with the application provides some additional information regarding the role of the proposed cladding in terms of improved energy efficiency but there is no real explanation of why external is preferred in some places and internal in others.

- The DAS refers to render and the plans to timber: some photographic images to support the change would help (photomontage).

### *The Hub Building*

In general this is acceptable as a new facility for the park; the building has been designed to make use of the slope in this part of the park and will not dominate the landscape of this Registered Park. A single storey plus the angled roof containing the PVs will be visible from long views across the park – the PVs will be tinted to reduce the glare and reflection which can be experienced on sunny days.

The internal arrangements make good use of limited space and levels to accommodate a wide range of uses proposed within the buildings. The materials chosen will sit well in the landscaped setting creating a contemporary and innovative facility for the park.

### Planning Policy (Energy conservation)

The Renewable Energy Strategy meets the requirement to submit a Sustainability Statement and all relevant policies have been considered. The first draft of the Local Plan Development Management policies document went out for consultation at the end of 2013 and sets out the direction for detailed policies following on from the Core Strategy.

We are pleased to see the identified priorities for the renewable energy strategy and the appropriate measures suggested to ensure compliance. Opportunities have been taken to reduce energy throughout the existing building and reasonable provisions to reduce energy consumption will be made in the pavilion and depot buildings. We note the consideration of rainwater harvesting for non-potable water and would strongly encourage this to be taken forward.

### Arboricultural officer

Whilst the proposal indicate the loss of 50 individual trees and several groups of scrub and young trees (three areas to open up historic views, one area to extend car park), these are considered acceptable as there are up to 63 replacement trees being planted. The Arboricultural Method Statement and tree protection measures for the various sites within the park are also considered acceptable.

### Hertfordshire Gardens Trust

Hertfordshire Gardens Trust have studied these proposals and are familiar with the history of the landscape and the landscape itself. We have discussed this proposal with the Garden History Society (statutory consultee) with whom we work closely. These comments will be copied to and logged by them. Following a site visit in the summer of 2013, we submitted suggestions on the new proposals to the Council. The following comment is extracted from that.

*Hub and paddling pools. We understand that this is a crucial part of the 21<sup>st</sup> century contribution but are very concerned that for 'Green Belt' reasons the little dovecote-like pavilions round the pools and the old lavatories with the tiled roof/wood cladding – both very much part of the history of the Metroland Park – are proposed for demolition. We would urge that these be kept as there is little else at this location (apart from a couple of shelters) to signify this important historical stage.*

We are therefore disappointed that the proposals not only omit the Metroland pavilions (even if re-located), but also that the construction of the hub building references neither the earlier historic landscape nor the Metroland era. We have no comments on the design of the hub building which we discussed in 2013 on site but we consider that walls made of Cor-Ten are inappropriate for the Grade II Registered landscape and suggest that a material more sympathetic to the sylvan and riparian scenery and to the 'bio-diverse meadow' roof of the building be employed.

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## **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 2006-31*;
- (b) the continuing “saved” policies of the *Watford District Plan 2000*;
- (c) the *Hertfordshire Waste Core Strategy and Development Management Policies Document 2011-2026*; and
- (d) the *Hertfordshire Minerals Local Plan Review 2002-2016*.

### **Planning considerations**

The main issues to be considered are:

- whether the proposal will have an acceptable impact on the Green Belt and the designated public open space and whether it would harm the openness of the area;
- whether the proposal will detract from the recreational and sporting opportunities currently offered by the park;
- whether the proposal will have a detrimental impact on the designated wildlife corridor, wildlife site, Local Nature Reserve or trees;
- whether the proposal will have an adverse impact on the amenities of local residents, in terms of noise, car parking and other activities associated with a playing field and anti-social behaviour;
- the impact on the heritage value of the site.

### **Impact on the Green Belt**

One of the major issues to be considered here is the impact of the proposed development on the openness of the Green Belt. The significant policy advice in this regard is provided in the National Planning Policy Framework (NPPF), which adopts a similar stance to its predecessor advice (Planning Policy Statement 2) and explains that “the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”. It is

also emphasised that “the Government attaches great importance to Green Belts”. At paragraph 80, the NPPF makes it clear that the Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 81 of the NPPF suggests that local planning authorities should plan positively to enhance the beneficial use of the Green Belt, by providing opportunities for access, outdoor sport and recreation, retaining and enhancing landscapes, visual amenity and biodiversity, and improving damaged land.

The NPPF further advises (paragraph 89) that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan;
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of

the Green Belt and the purpose of including land within it than the existing development.

The Council's policies in relation to development in the Green Belt state that the Council will:

- maintain the general extent of the metropolitan Green Belt in the borough;
- encourage appropriate positive use of the Green Belt and measures to improve the environmental quality;
- make minor revisions, to correct existing anomalies and create defensible green belt boundaries in the site allocations document and accompanying proposals map.

There will be a general presumption against inappropriate development in the Green Belt. Exceptions to this are as defined in paragraphs 89-91 of the NPPF.

The above policy analysis indicates that there is no conflict between the NPPF and Borough Plan policies and both sets of policies allow only certain types of development to take place in a Green Belt location. In particular both sets of policies encourage development of sport facilities.

The proposed development is primarily for the restoration of the historic park, which brings about significant improvement to the quality of the historic park and the Green Belt. Therefore the bulk of the proposal will result in enhancement of the Green Belt and therefore is to be welcomed. The proposal will also result in additional building works including:

- (a) the erection of an extension to the café;
- (b) the erection of a pavilion;
- (c) the erection of a new hub building;
- (d) the relocation of the bandstand.

Taking each of these development in turn:

*(a) The café*

This is a locally listed building which dates back to 1925, but it has been subject to significant alteration after a fire in 1999. It has a steeply pitched plain tile roof above brick walls with painted windows, a small clock tower and a decorative porch. It also includes two flat roofed wings.

The appearance of the rear elevation has been somewhat compromised by later alterations, including the formation of a wheelchair accessible ramp. In addition, the two flat roofed wings rather detract from the appearance of the building. Whilst there is a DDA ramp at the rear, the only usable entrance to the building is at the front. This access is very awkward to negotiate by those using either a wheelchair or a pram. Further, internally the building layout is very hostile to wheelchair users.

As well as internal alterations to improve the circulation and to comply with DDA standards the proposal will include the erection of an extension to the rear. This proposed extension will measure 51m<sup>2</sup> and will largely conceal the present unsightly rear elevation; it will also partly subdue the impact of the flat roofed wings.

The proposed extension is well proportioned in relation to the existing building, thereby complying with the Green Belt tests set out above. The proposed extension is justified as it improves a public building whose sole purpose is to cater for the recreational use of the park within the Green Belt. In policy terms, therefore, the proposed extension is acceptable but, as the conservation comments make clear, there is need for further information about matters of detail, including materials.

*(b) The pavilion*

This will be a small building measuring 30m<sup>2</sup> which will provide facilities for the croquet use. Its design will be similar to the existing café building. Given its use for sport related purposes, it meets the necessity test in respect of the Green Belt policies identified above.

*(c) The hub building*

This will form the major building works in the park, providing 306m<sup>2</sup> of floor space which will accommodate a range of facilities. It will be located within the redeveloped pools areas and will have two floors.

The lower part of the building will sit into the landscape, taking advantage of the natural slope of the land. This enables the service yard, storage and service accommodation not requiring windows, such as changing room and toilets, to be accommodated effectively below ground. The upper part will incorporate a terrace entirely covering the lower service storey. The western half of the building overlooking the paddling pool has a flat roof with a standard ceiling height and green roof above; it provides toilets, staff accommodation, the café and its kitchen. The eastern half of the building has a single large space with a sloping ceiling up to high level windows facing west. This is a large flexible space capable of being divided into two smaller spaces. It will have a wood burning stove. Photo voltaic (PV) cells will be provided on the south west facing sloping roof.

The proposed building will make use of a variety of materials. The materials for the lower parts include gabion stone, green walls and timber in respect of the changing rooms. The terrace level has large areas of glazing area, with solid walls clad in Cor-Ten, which is a natural weathering and oxidising material reminiscent in colour of garden structures. Sliding security shutters are also made of perforated Cor-Ten so that when the building is closed up it is a neat Cor-Ten box sitting on a landscaped terrace. The flat roof is planted and 'green', and the sloping roof has integrated PV panes as the final covering. This is intended to make a single mirror like surface to reflect the sky. Around the perimeter of the terrace level building there will be protective overhanging eaves. These will be solid to the north and west with slatted 'brise-soleils' on the south and east elevations.

Overall the proposal will provide a building of highly imaginative and elegant design incorporating considerable energy efficiency measures, and significantly contributing to the enhancement of the park.



*(d) The bandstand*

The restoration and the relocation of the park's original Grade II listed Hill and Smith bandstand to its former site in the park has been welcomed by a number of amenity societies. Following repair and repainting, the reinstatement of the bandstand will considerably enhance the character and appearance of the park. Listed building consent has now been granted for the proposed works of demolition and reconstruction by the National Casework Planning Unit.

**Impact on openness**

All of the proposed buildings will primarily serve the recreational provision offered by the park and hence will meet the necessity test of Green Belt policy. However, it is also necessary to assess whether the buildings will have an acceptable impact on the openness of the Green Belt.

It should be noted that, whilst the proposal will result in a new hub building, it also involves the demolition of a number of buildings within the park, including the five pool huts, the existing toilet and changing room blocks and two kiosks. The total floor space to be demolished will amount to 385m<sup>2</sup> and the new building will have a floorspace of 387m<sup>2</sup>. Therefore the impact of the development upon the openness of the Green Belt will be negligible.

Recent case law (*Fordent Holdings Ltd v Secretary of State for Communities and Local Government & Another* [2013] EWHC 2844 (Admin) (26 September 2013)) has established that special policies for the promotion of a particular purpose within a plan could amount to the special circumstances necessary for allowing development in a Green Belt, in accordance with paragraph 81 of the NPPF.

In the present case it is considered that the very special circumstances do exist which would justify this development being permitted in the Green Belt. It is also considered that appropriate measures, in terms of the location and the design of the building, have been incorporated to minimise the impact of the development on the openness of the Green

Belt. The proposed building will be constructed on previously developed land within the Green Belt and will replace the existing structures which have become dilapidated.

The proposal is considered to be in line with the NPPF which considers the provision of appropriate facilities for outdoor sport and recreation to be acceptable forms of development in the Green Belt. The proposal will also comply with the Council's policies which in principle allow development proposals that are essentially required to enable existing facilities for outdoor sport and recreation within the Green Belt to be upgraded to meet modern requirements.

Accordingly, as regards the Green Belt, the proposal will comply with both local planning policies and the national planning advice as set out in the NPPF.

**Impact on the designated wildlife corridor, wildlife site, Local Nature Reserve or trees**

Parts of the application site lie within a Wildlife Corridor, a Wildlife Site and a Local Nature Reserve. Policy GI1 Green Infrastructure and Policy GI3 (Biodiversity) of the Watford Local Plan Core Strategy are therefore relevant. Given the status of the designation of the application site, it is therefore likely that it will host plant and animal species, including those which are protected by legislation.

Ecological reports have been provided which indicate that there may be protected wildlife, including bats, within the area affected by the proposed development works. The reports therefore recommend that precautionary measures are adopted during the construction phase of the development. Appropriate conditions are recommended to ensure that wildlife is protected.

The Environment Agency has been consulted and is satisfied that, subject to appropriate conditions, the proposals will have an acceptable impact on river quality.

With regard to trees, the Council's Arboricultural Consultant has commented similarly that precautionary measures should be adopted to ensure that neither the trees nor any species are adversely affected by the proposals. Again, appropriate conditions are recommended to address this issue.

Subject to appropriate conditions and the adoption of appropriate mitigating measures, the proposal will have a positive impact on the nature conservation of the area and therefore, the proposal will comply with Policies GI1 and GI3 of the adopted Core Strategy.

### **Impact on the amenities of local residents**

The proposed buildings will be sited well away from the residential areas that border the park and, given their scale, they will not have a significant impact on the amenities of the occupiers of residential properties in those areas. Because of the distances involved, noise associated with the use of the recreational areas is not likely to be a significant issue, and there is no reason to suppose that it would be any different to the existing situation.

Noise from the bandstand may be an issue. However, the bandstand will only be used occasionally, and at times when the general background noise level is relatively high. Concerns have been expressed regarding possible anti-social behaviour; however, the bandstand will be in a visible location, so that opportunities for such behaviour are likely to be limited. Overall, the benefit of relocating the bandstand to its historical position in the park can be considered to outweigh any limited potential disturbance that might arise as a result of anti social behaviour.

As to parking, it is proposed to increase the existing parking provision of 170 spaces by 22 spaces. 17 of these spaces will be provided in an informal extension to the car park at Grove Mill Lane. The other five spaces will be provided in the car park off Gade Avenue, which is being redesigned. The existing overflow car park is to be broken out, the ground made good, reseeded and returned to parkland. The remainder will be reordered, resurfaced and marked out (with small extensions to both sides in "reinforced grass") to provide a total of 148 spaces, including five disabled "blue badge" spaces.

Historically, only a limited amount of parking space has been provided for the existing park. As the proposal does not include any change in the use of the site, there is no requirement to provide a significant number of additional parking spaces. Hertfordshire County Council, as Highway Authority, has no objection to the proposal subject to appropriate conditions.

### **Impact on the heritage value of the site**

The manor of Cassio, which was owned by the Abbey of St Albans, was mentioned in the Domesday Book in 1086. In 1546 Henry VIII granted Cassio to Richard Morrison, who started to build a house, but died before it was finished. His son Charles oversaw the completion, and the house was passed down the male line until 1628, when Elizabeth Morrison married Arthur, Lord Capel of Hadham. The estate remained in the ownership of the Capel family until it was sold in 1922.

Elizabeth and Arthur's son, Arthur, was made Viscount Malden and Earl of Essex in 1661. He employed the gardener Moses Cooke to set out formal gardens, and the house was extensively remodelled in the early 1700s by the architect Hugh May. Gardeners Charles Bridgman and Thomas Wright both worked on the estate in the 18<sup>th</sup> century, and Humphry Repton was commissioned to landscape the park in the late 18<sup>th</sup> century. As part of this work, a number of lodges and other buildings were built, designed by Sir Jeffrey Wyattville. One of these, Cassiobury Lodge, still survives.

The Earls of Essex occupied Cassiobury for more than 250 years. When the 6th Earl died in 1892, it was clear that little maintenance had been carried out on the house in the previous fifty years, consequently many of the family paintings and other valuables were sold to provide funds. By 1900 the house had ceased to be used as a permanent residence, and in 1908 parts of the estate were sold off.

The Council purchased 65 acres in 1909, to add to some land which had been purchased in 1908, and added a further 25.5 acre in 1912, to create a "people's park and pleasure

ground.” More land was purchased in 1923 and 1930, the West Herts Golf Course in 1932 and Whippendell Wood in 1935.

However, the house was demolished in 1927 and construction of the present day Cassiobury residential estate began soon after; the old stable block was converted into Cassiobury Court in Richmond Drive. The entrance lodge and gates were demolished in 1971 when Rickmansworth Road was widened.

The landscape of the park has evolved through centuries and, importantly, it has been shaped by prominent architects, landscape designers and gardeners. Sadly a number of features, including the gates designed by Humphry Repton and Cassiobury House itself have been lost. However, following careful research into the historical evolution of the park, the present proposals aim to restore the park in accordance with the design principles previously employed. Hence the proposals will not only preserve but also considerably enhance the historical significance of the park, as well as ensuring that appropriate facilities are provided to support the functions it fulfils in the 21<sup>st</sup> century.

The applicant has commissioned an "Archaeological Assessment and Evaluation" which was carried out by Keevil Heritage in consultation with the Hertfordshire County Council Archaeologist. The County Council also inspected trial excavations on the site in January this year. Given a history dating back over many centuries, the site has the potential to be of significant archaeological interest. Hence, the proposed development represents an important opportunity to ensure that any archaeological finds are properly recorded.

The Keevil Heritage report notes that the masonry remnants of the Rickmansworth Road Lodge to Cassiobury Park have been located. It also tentatively identifies how the buried walls fit in with the map evidence for the formation of the Lodge itself. In doing so the evaluation indicates how account will need to be taken of the below ground archaeology during the detailed design of the “gateway” entrance, in order to mitigate any potentially harmful impacts. The evaluation has also shown that some fabric apparently belonging to the Lodge actually survives above the ground, albeit hidden by vegetation. A clear

opportunity exists, therefore, to incorporate this into the design and reinterpretation of the gateway entrance at this point.

Accordingly, a planning condition is recommended to ensure that the archaeological importance of the site is appropriately safeguarded.

The Hertfordshire Gardens Trust has expressed concern about the loss of the 'Metroland' huts in the pool area, and has argued for their retention or relocation. However, the huts are in poor condition and are outdated in terms of the purpose they were intended to serve. The proposed hub building will rationalise and consolidate the existing floorspace under one roof in a well designed and highly sustainable structure. Overall, the benefits of the redevelopment proposed for this part of the park outweigh any harm to the heritage asset caused by the loss of the huts. The relocation of the huts is not considered to be a viable option. Because the park is in Green Belt where the maintenance of openness is of paramount concern, moving the huts to an alternative location within the park would run counter to Green Belt principles, as there would be insufficient justification to establish an 'exceptional circumstance' case as required by national and local Green Belt policies.

#### **Comments on representation received**

Other than consultees, only one representation has been received about this application, expressing concern about the likelihood of anti-social behaviour resulting from the relocation of the bandstand to the park. A similar view has also been expressed by the Hertfordshire Constabulary Crime Prevention Design Advisor. However, as set out above, the bandstand will be sited in a visible location, so that opportunities for such behaviour are likely to be limited. Overall, the benefit of relocating the bandstand to its historical position in the park can be considered to outweigh any limited potential disturbance that might arise as a result of anti social behaviour.

## **Conclusion**

The aim of the proposed development is primarily to conserve and enhance the park's heritage value. However, it will also improve circulation within the park and provide an increased range of attractions. The package of proposals, both for restoration and new development, has been based on a thorough understanding of the historical evolution of the park. In particular, careful consideration has been given to the new build elements. Overall, the proposed scheme respects the historical evolution of the park and its local significance, thus ensuring the restoration of the heritage value of the park whilst offering an imaginative design for the new hub building.

In planning policy terms, the principal consideration is the impact of the proposals on the Green Belt, both in terms of the appropriateness of the development and its impact on openness. The various elements of the proposed development meet the tests of appropriateness for development in the Green Belt set out in national and local planning policies. In addition, considering the trade-off between the volume and floorspace of buildings to be lost against the size of the proposed new build elements, it can be argued that the proposal will preserve the openness of the Green Belt. Consequently, the proposed development is in accordance with the policies of the development plan and National Planning Policy Framework. It will also result in a major improvement to the quality of the natural and built environment of the site without any significant harm to any interests of acknowledged planning importance.

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## **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.

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## 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 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.

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, refuse and re-cycling storage 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 first occupation of any part 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 Policy UD1 of the Watford Local Plan: Core Strategy 2006 – 2013 (Adopted January 2013).

7. The water play areas and the children's play area adjacent to the Cha Cha Cha café shall not be brought into use until security fencing around these areas has

been installed in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. Thereafter the fencing shall be retained strictly in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the security of the water play areas and the children's play area.

8. No external lighting shall be installed anywhere within the application site except in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority.

Reason: To meet the needs for safety and security for users of the site and to ensure that there no adverse environmental or other impacts caused by external lighting, 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 all the external surfaces and design features of all the buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall only 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. No work shall take place within the site until:
  - (a) a written scheme of investigation setting out a programme of archaeological work (which shall include a programme of archaeological work) has been submitted to and approved in writing by the local planning authority; and

(b) the approved programme of archaeological work has been carried out.

Within six months of the completion of the programme of archaeological work, a written report giving details of the findings of the investigation shall be submitted for the approval in writing of the Local Planning Authority. Copies of the approved report shall be deposited with the Historic Environment Record maintained by Hertfordshire County Council and with the Watford Museum and with such other public depository as shall be agreed in writing with the Local Planning Authority.

Reason: To ensure that any archaeological remains are properly safeguarded and recorded in accordance with National Planning Policy Framework 2012.

11. No trees, shrubs or hedges shall be felled, uprooted or grubbed out between 1 March and 31 August inclusive in any year unless (a) it has been established that no nesting birds or protected species are present and (b) the Local Planning Authority has been provided with evidence that this is the case.

Reason: To ensure no adverse effects to any birdlife that may have a habitat within the area, pursuant to Policies GI1 and GI3 of the Watford Local Plan Core Strategy 2006-2031.

12. No development shall commence until a scheme comprising detailed bed surveys and a weir removal method statement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following elements:

- a detailed and accurate bed survey including complete long profile of the affected channel;
- detailed plans and methodology for weir removals, bed stabilisation and weir pool retention based on the detailed bed survey (including plan views of proposed outcome; a central notch in the remaining weir base to aid fish

passage shall be provided unless it can be demonstrated that this is not feasible;

- details and justification of how the size of flint nodules and reprofiled slopes behind the remnant weirs will retain weir pools and stabilise sediment;
- details of how excavated material will be used for regrading and channel improvements, with removal from the river entirely being a last resort;
- details of channel narrowing, regrading and enhancements;
- a monitoring plan to assess whether the sediment stability works and pool retention are effective and whether additional work is required to maintain valuable features;
- details of any impact on the side channel (adjacent to watercress beds) and how this will be mitigated (e.g. by improving fish backwater habitat at downstream extent).

The weir removal shall be carried out only in accordance with the scheme as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that fish passage through removal of impassable weirs is improved and that the existing quality of habitat is retained and to protect the wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation value of the site in line with the advice given in the National Planning Policy Advice 2012.

13. The development shall be carried out only in accordance with the “precautionary measures” as set out in the submitted ecological appraisal and protected species surveys dated February 2014. No part of the development hereby permitted shall be brought into use until a habitat management and improvement plan, based on the findings of those surveys, has been submitted to and approved in writing by the Local Planning Authority. The plan shall thereafter be implemented as approved, in accordance with the timescales provided for within the plan, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that no harm is caused to bats or any other protected species during any works on site, in accordance with Policy GI3 of the Watford Local Plan Core Strategy 2006-31, and to protect the biodiversity of the site and meet the requirements of Policies GI1 and GI3 of the Watford Local Plan Core Strategy 2006-2031.

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

*Bandstand & Cha Cha Cha*

532\_01/02/03/04/05/10/11/12/13/14

Bandstand Design and Access Statement

Bandstand Heritage Statement

Cha Cha Cha Design and Access Statement

*Hub building*

CASS.P.00-17 (*drawing series*)

CASS Design and Access Statement

*Landscape works*

5679.110/190

5679.200/210/220/240/250/260/270/280

5679.300/301/310a/310b/320/330/340/350/351/352 (Hardworks and Waterworks Supporting Information)/360/370/380a/380b/390

TPP-1/2/3/4/5/6/7/8/9 (*tree protection plans*)

Ecological Appraisal and Protected Species Surveys

Arboricultural Impact Assessment and Tree protection Plan

Arboricultural Method Statement

Stage D Landscape and Masterplan Proposal Report (Scheme-wide Design and Access Statement)

*Archaeology*

Archaeological Assessment and Evaluation

*Energy*

Renewable Energy Strategy

*River Gade*

Hydrological Design and Flood Risk Assessment Report

Annexe: River Gade Strategy

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.
  
4. Hertfordshire County Council should be consulted with regard to public rights of ways. In particular, the following must be borne in mind:
  - If and when this development is to proceed any nearby public right of way should be protected to a minimum width of two metres or as indicated in the extract of the Definitive Map and Statement and its current surface condition maintained.
  - You should be aware of the potential impacts the development works might entail and the required minimum standards regarding the maintenance of the public's rights and safety during and after construction.
  - The public right of way must remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works.
  - The safety of the public using the route and any other routes to be used by construction traffic should be a paramount concern during works, and safe passage past the site should be maintained at all times.
  - The condition of the route must not deteriorate as a result of these works. Any adverse affects to the surface from traffic, machinery or materials (especially overflows of cement and concrete) are to be made good by the applicant to the satisfaction of the County Council.

- All materials are to be removed at the end of the construction and must not left on the highway or highway verges.
  - If the above conditions cannot reasonably be achieved then a temporary Traffic Regulation Order would be required to close the affected route and divert users for any periods necessary to allow works to proceed. A fee would be payable to Hertfordshire County Council for such an order.
  - If it is necessary to install any scaffolding on the route or pipes/cables etc. under the path permission must first be obtained.
5. Under the terms of the Water Resources Act 1991 and the Thames Land Drainage Byelaws 1981, the prior consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the River Colne which is a designated a 'main river'.

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