

PART A	
Report of: DEVELOPMENT MANAGEMENT SECTION HEAD	
Date of Committee	8th January 2015
Site address:	Land adjacent to Wight House, Tolpits Lane
Reference Number :	14/01475/FULM
Description of Development:	Erection of a mixed use, 2 storey Community Centre
Applicant:	Mr Imran Khan
Date received:	15th October 2014
8 week date (minor):	14th January 2015
Ward:	Holywell

SUMMARY

Full planning permission is sought for the erection of a two storey mixed-use community centre on a vacant piece of land located to the north of Wight House, Tolpits Lane.

The site has been earmarked for a community use for over 20 years. It was shown to be set aside for a community use on the plans approved in the 1990s for the redevelopment of the former Scammell Lorries works site (now known as the Scammell Way estate). The Proposals Map of the Watford District Plan 2000, which was adopted in December 2003, identifies the site as being suitable for a community facility. In addition, the draft Watford Local Plan Part 2, which is currently the subject of a second round of consultation, also identifies the site for a community facility. The principle of the development is therefore considered acceptable.

Planning permission had been granted for a new community centre in 2000 and a primary school in 2004; however, neither of these projects were implemented. The current scheme, which is proposed by the Watford Muslim Youth Community Trust, seeks to

provide a modern, mixed use facility that will primarily serve the local youth community. The centre will be open to all members of the community.

It is considered that the scale, siting and design of the building is appropriate for this location and will have an acceptable relationship with surrounding buildings. The proposed access arrangement and car parking are considered acceptable by the Highway Authority.

The Development Management Section Head recommends that planning permission be granted as set out in the report, subject to conditions.

BACKGROUND

Site and surroundings

This application relates to a vacant piece of land which had previously formed part of a factory site where lorries were manufactured. It is located on the eastern side of Tolpits Lane and is situated to the north of the three storey blocks of flats known as Wight House and Thanet House and to the west of the two storey River Court Nursing Home.

The site occupies a roughly L-shaped piece of land and covers an area of 0.296 hectares. There are no buildings on site and it has recently been largely cleared of its vegetation.

Immediately to the northeast of the main part of the site is an area which has been allocated for the construction of a substation for the Croxley Rail Link. Further to the north, and located within a cutting is the disused Croxley branch railway (which is soon to be brought back into use as part of the Croxley Rail Link project) and the disused West Watford Station.

To the west of the site, on the opposite side of Tolpits Lane, there are a number of non-residential uses including education centres, a church hall and a social club.

The proposed community centre will share an access from Tolpits Lane with the substation.

The Watford District Plan 2000 Proposals Map identifies the site as being suitable for a community facility. The draft Watford Local Plan Part 2, which is currently the subject of consultation, also identifies the site for a community facility.

The disused railway line is designated as a Wildlife Corridor.

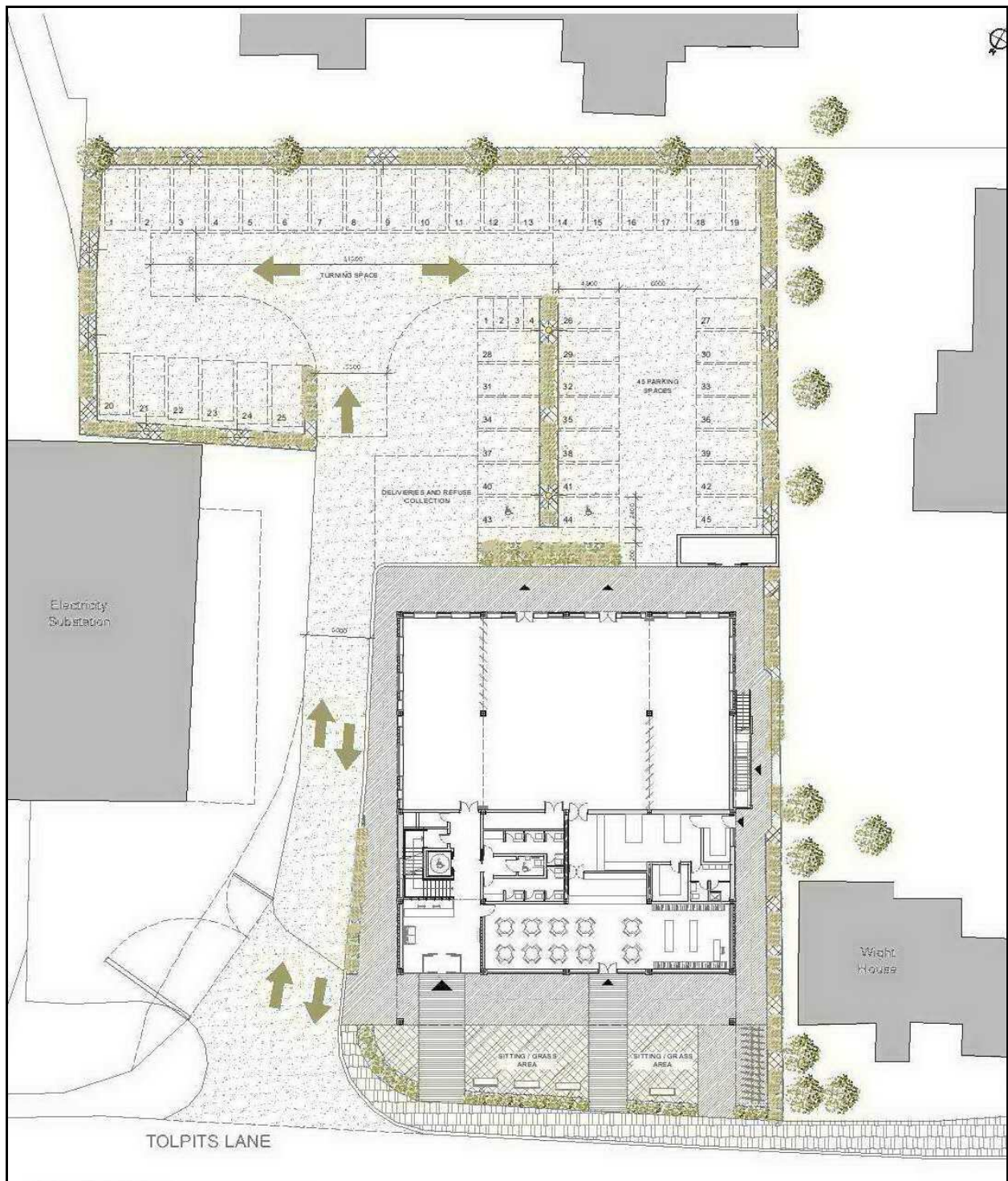
Proposed development

Full planning permission is sought for the erection of a mixed-use community centre. In the submitted Design and Access Statement the proposed development is described as providing a “mixed-use Community Centre that focuses predominantly on helping and assisting the youth in the local area whilst also offering a variety of valuable community facilities and uses”. The Statement further advises that, essentially, the building will be split into 4 main areas comprising:-

- Cafeteria and bookshop area;
- Multi-use function hall;
- Multi-use youth hub;
- Creche facility.

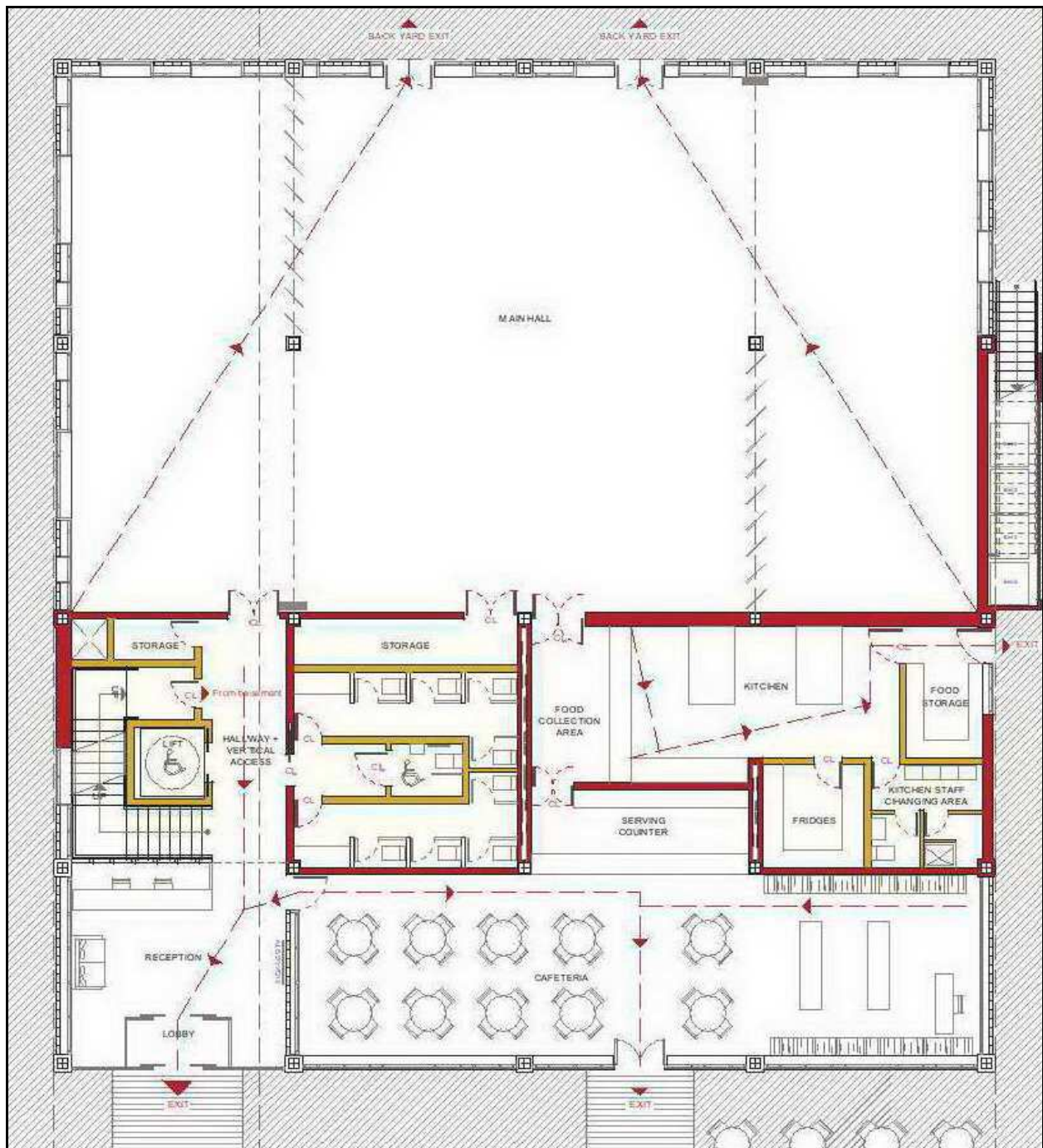
The proposed community centre building will be sited on the western part of the site. It will have two storeys and will cover a rectangular footprint. Access to the site will be gained via a new entrance that will be created on Tolpits Lane. This access will be shared with the substation associated with the Croxley Rail Link which is proposed on land immediately to the north of the site. Parking for up to 45 cars will be provided to the rear of the building.

The building will front Tolpits Lane and will incorporate an overhanging roof feature on its front elevation which will provide a covered area for outdoor seating.



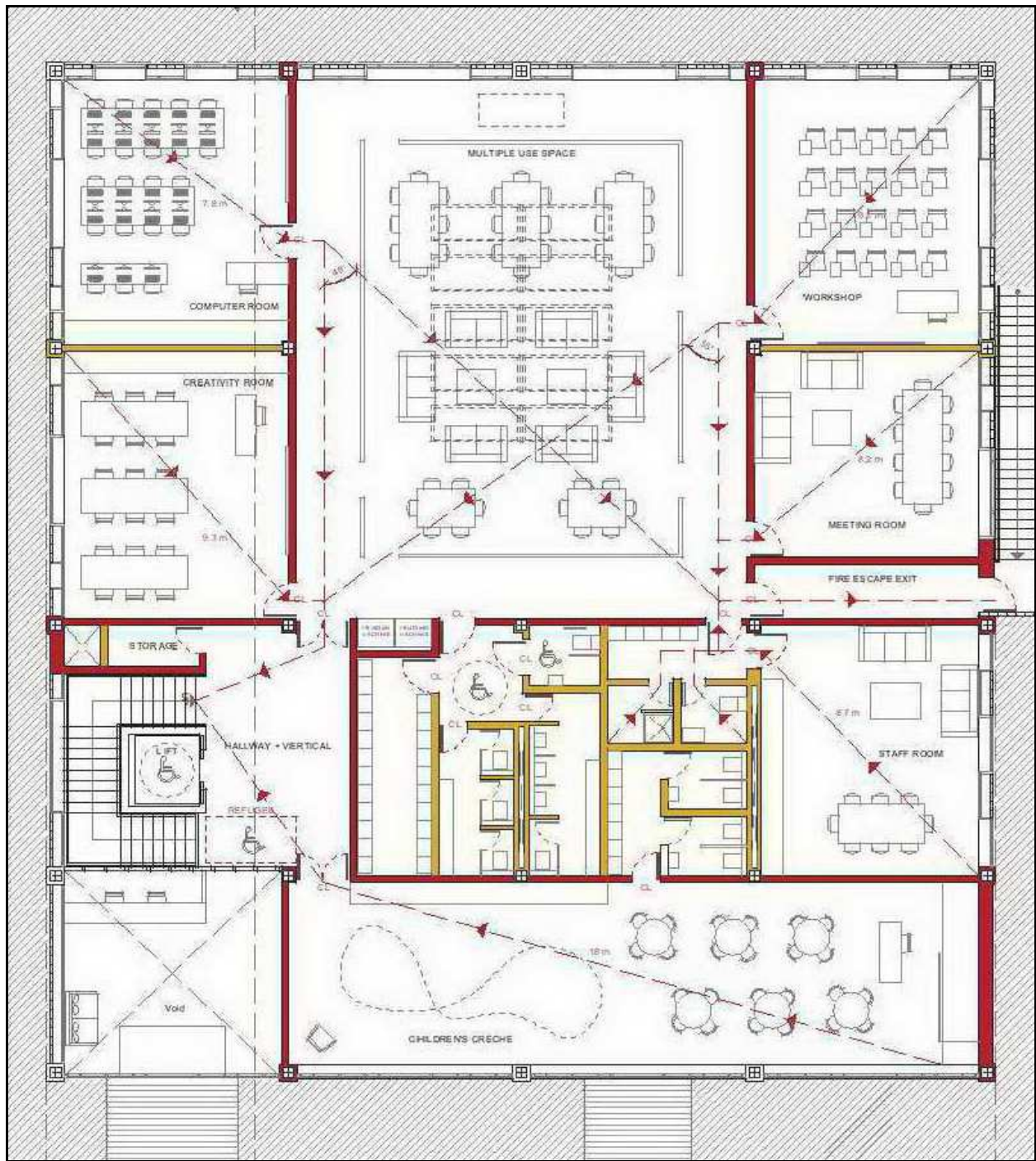
Site layout plan

A separate boiler and biomass building will be erected to the rear of the community centre.



Ground floor plan

At ground floor level, a reception area, cafeteria, kitchen and toilets will be provided. The main hall, also proposed at ground floor level, will cover an area of 383.5 square metres.



First floor plan

The first floor level will provide a children's crèche, meeting room, workshop, computer room, creativity room and a multiple use space as well as toilets, cloakrooms, a locker

room and staff facilities.

The community centre building will be sited a minimum of 2.2m from the south western boundary of the site and a minimum of 37.5m from the south eastern boundary.

Relevant planning history

The site has an extensive history relating to its former use as a works where lorries were manufactured for the Scammell Lorries Ltd company. Recent and relevant planning history is outlined below:

Ref. 93/00245/FUL – Demolition of existing buildings and redevelopment to provide 457 dwellings together with access roads, parking areas, open space landscaping and ancillary works – Conditional Planning Permission granted in November 1993.

Ref. 00/00416/FUL – Erection of a community centre – Conditional Planning Permission granted in October 2000.

Ref. 02/00324/VAR – Variation of Condition No.13 of planning permission ref 00/00416/FUL dated 11th October 2000 to allow the use of the existing access for construction traffic – Variation of condition granted in July 2002.

Ref. 04/00749/FULM – Erection of part single and part two storey building to provide a new single form entry primary school and community facilities – Conditional Planning Permission granted in November 2004.

Ref. 13/01132/ADV – Consent to display 2no non-illuminated 7.9m x 4.8m billboards – application withdrawn in December 2013.

Ref. 14/00066/PREAPP – Pre-application enquiry for the erection of a four storey community centre and associated parking and access – The Council responded to this pre-application enquiry in February 2014 advising that the creation of a new community

centre in this location is acceptable in principle. However, concerns were raised surrounding the scale and design of the building as it was felt that the proposed building would fail respect the surrounding development and would not achieve high quality design. Other concerns included the layout of the scheme, inadequate landscaping and the lack of any access/manoeuvring arrangements for service and delivery vehicles.

Relevant Policies

National Planning Policy Framework (NPPF)

- Section 4 Promoting sustainable transport
- Section 7 Requiring good design
- Section 8 Promoting healthy communities
- Section 10 Meeting the challenge of climate change, flooding and coastal change
- Section 11 Conserving and enhancing the natural environment

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 Review 2002-2016

No relevant policies.

Watford Local Plan Core Strategy 2006-31

- WBC1 Presumption in favour of Sustainable Development
- SS1 Spatial Strategy
- SD1 Sustainable Design
- SD2 Water and Wastewater
- SD3 Climate Change
- SD4 Waste

T2	Location of New Development
T3	Improving Accessibility
T4	Transport Assessments
T5	Providing New Infrastructure
UD1	Delivering High Quality Design

Watford District Plan 2000 (saved policies)

Policy SE7	Waste Storage, Recovery and Recycling in New Development
Policy SE22	Noise
Policy SE23	Light Pollution
Policy SE24	Unstable and Contaminated Land
Policy SE28	Groundwater Quality
Policy T10	Cycle Parking Standards
Policy T21	Access and Servicing
Policy T22	Car Parking Standards
Policy H15	Non-Residential Proposals in Residential Areas

Supplementary Planning Documents

Residential Design Guide (RDG)

Watford Character of Area Study

CONSULTATIONS

Neighbour consultations

Letters were sent to a total of 125 addresses that adjoin and surround the site. Four representations have been received citing the following objections:

- Why is a community centre required at all as there is a recently refurbished 200 person community centre further down the road.
- Road is already busy with primary schools, a secondary school, church hall,

community gym and hall, special education school, army youth academy and a social club as well as interference from Watford football ground. To add an extra 300 people to the street will only make things worse.

- The venues add to the already limited parking for vehicles in this area and recreation, fitness, sports and social meeting places are well served in this locality without the need for another to add to the existing problems we have with noise and parking.
- Inadequate parking.
- Loss of light.
- Loss of privacy.
- Over development.
- Cars that don't find parking on site will park on Tolpits Lane, Scammell Way and the car park of the flats off Explorer drive meaning residents will have to deal with busy roads and have restricted use of car parks that are full of visitors to the centre instead of their intended use.
- Additional traffic will cause havoc for the local residents.
- Noise disturbance.
- There will be hundreds of youths hanging around on the street and outside neighbouring properties which could lead to the area becoming less safe.
- It is not appropriate or viable for additional numbers of cars to be parking in and around local streets.

Seven representations have been received in support of the application citing the following comments:

- Will cater for the entire needs of the community.
- Perfect walking distance for family and friends in local area.
- Great for the youth to meet up and use resources facilitated for them, a place where guidance will be readily available to all.
- Youth centre of this type is much needed in Watford. It will be the first of its kind in the town.

- Will be a place for our often disenfranchised youth to come and have a space to spend their time in a healthy and positive environment.
- Vital project for the community, a way in which we can grow closer and have the teaching methods our children need.
- Help the entire community of different faiths come together.
- Positive for all the community.

Site notice

Site notices were placed.

Press advertisement

A notice was published in the Watford Observer.

Statutory consultations

Planning Policy – Urban Design

The proposal involves the construction of a new community centre on a site identified for this use in the Local Plan 2 and the Watford District Plan 2000. Therefore the principle of the use is not an issue. Pre-application discussions have taken place during the course of this year and the scheme has been significantly reduced in size and the design improved as a result of these discussions. The comments relate to the design and layout of the proposed scheme.

Layout

The building addresses Tolpits Lane in a meaningful way with the principal entrance onto this road; the building line is set back to respond to the adjoining Wight House. There are separate entrances for the main building and the bookshop and café area but both are accessed under the oversailing canopy and have a clear route from the pavement. The area in front of the building has been used effectively to create an informal grassed sitting area and the frontage is defined by the perimeter planting (note the frontage area planting should include some trees, none are currently shown). The cycle parking is also located in this frontage area making it easy to use and visible from public area.

Car park and delivery area is to the rear which is acceptable and there is a defined pedestrian route around the building to the car park area; it is quite a long way from the delivery area to the delivery access to the building and the bins will have to be moved for collection. The car park looks a little light for the size of the building so some form of travel planning would help ensure that the surrounding area does not suffer from overflow parking when events are taking place. The perimeter planting around the car park is very short on trees - I would expect a tree screen to River Court/Wight House including the rear building. The strip of planting within the car park area should also include trees. What is the proposed boundary treatment alongside the Substation? Do we have a design for the boiler/biomass?

Front elevation

This is the principal elevation to the building and is marked effectively with a canopy feature which incorporates a lattice detail which is relevant to the proposed users. This will add interest to the building through the light/shadow effects resulting from this feature. The success of this feature will depend on the quality of the stone cladding and the workmanship involved to deliver it. The façade under the canopy is broken up with an articulated glazing structure and panels of brickwork – the main door is marked with the logo for the group. Could we have a street view showing eyeline angles from the ground to the plant room to ensure it is set back sufficiently to not be seen from the street; we should also have a detail of the roof parapet to ensure the solar panels area screened from view as well and how they propose to deal with the capping and drainage to ensure that the building weathers well.

I would like to see samples of the proposed materials including the glazing system proposed prior to determining the application rather than leave this to condition as it is key to a successful scheme that the quality of materials used is good and that they work well together. This applies to the whole building.

Side and rear elevations

The use of the lattice brickwork is encouraged and it would be useful to have detailed drawing showing the design of this and we will need samples of the brick as well. Where glazing comes down to the ground we need to ensure that it is strong enough to withstand attempts to ram it. Again the quality of the glazing system is critical as well. I think the lattice brickwork should not be broken by the horizontal panels and should continue unbroken from ground to eaves – this will give a stronger and more elegant vertical emphasis to the building and reduce the squat nature it has at present.

Roof

Details and materials for plant room and solar panels are required to ensure they are not visible from the street.

Subject to the suggested changes to the elevation treatment and the planting and if we are able to get the details and materials sorted out before the application is determined then we can be confident that the scheme will work and deliver a good quality building.

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 subject to the following conditions:

1 Notwithstanding the submitted details the development shall not begin until details of the layout and construction of the new access to Tolpits Lane have been submitted to and approved in writing by the Local Planning Authority in conjunction with the Highway Authority. The development shall not occupied until the access has been laid out and constructed in accordance with the approved details.

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

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.

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

3. Six months prior to the first use of the development, the Travel Plan shall be reviewed, updated and submitted to Hertfordshire County Council, and fully approved by the Travel Plan Team.

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.

HIGHWAY INFORMATIVE: I recommend inclusion of the following Advisory Note (AN) to ensure that any works as part of this development are carried out in accordance with the provisions of the Highways Act 1980. AN1: Storage of materials. The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. In the event that this is not possible, or for further information, please contact Hertfordshire Highways team at County Hall, Pegs Lane, Hertford, Herts, SG13 8DN (Telephone: 0300 1234047).

Planning Obligations

The applicant should be made aware that if planning permission is granted for this development of 46 parking spaces, it will attract a financial contribution of £23,000 toward but not limited to sustainable transport measures identified in the Southwest Hertfordshire

Transport Plan. This has been derived from the document “Planning Obligations guidance-toolkit for Hertfordshire”.

Comments

The proposed development is to construct a two storey community centre on the land at Tolpits Lane, Watford. The proposed development site has been vacant for more than 20 years. The proposed community centre will provide the following for the public: Cafeteria and Bookshop Area; Multi-use Function Hall; Multi-use Youth Hub; Children’s Crèche Facility.

Parking

The parking and access arrangements as shown on drawing are acceptable. There is sufficient turning space and vehicles will be able to enter and leave the site in a forward gear. The LPA as parking authority will determine the appropriate level of parking for the proposal; however the highway Authority considers that the proposed level of parking should prevent any overspill onto the surrounding highway network.

Proposed Trip Generation

I have undertaken a TRICS analysis of our own and compared this with the figures set out in Vemco Consulting additional Technical Note on 1st Dec 2014. A comparison between the set of results is shown in Table below.

I think it is important to recognise a more representative trip generation in support of the application in the interests of overall accuracy and robustness. We are confident that based on the outcomes of our own TRICS analysis, the increase in trips would not result in an unacceptable traffic impact on the local highway network or justify an increase in the agreed planning obligations. Hence, it will not affect our recommendation to the LPA to approve this application on transport grounds.

Table - Comparison of Vehicle Trips generated from Vemco Consulting and HCC – Weekday

Vehicle Trips - Vemco Consulting			
	Arrivals	Departures	Total
Peak Hour AM	4	2	6
Peak Hour PM	7	3	10
Vehicle Trips – HCC			
	Arrivals	Departures	Total
Peak Hour AM	14	8	22
Peak Hour PM	20	11	31
Difference (HCC trips minus Vemco Consulting)			
	Arrivals	Departures	Total
Peak Hour AM	+10	+6	+16
Peak Hour PM	+13	+8	+21

Conclusion

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

Network Rail

No comments.

Environment Agency

Initial comments

We object to the proposed development because the applicant has not submitted a Preliminary Risk Assessment for contamination and the site is in a highly vulnerable groundwater area. We object to the proposed development as submitted because there is insufficient information to demonstrate that the risk of pollution to controlled waters is acceptable. There are two strands to this objection. These are that:

1. We consider the level of risk posed by this proposal to be unacceptable.
2. The application fails to provide assurance that the risks of pollution are understood, as a Preliminary Risk Assessment (including a desk study, conceptual model and initial assessment of risk) has not been provided. It requires a proper assessment whenever there might be a risk, not only where the risk is known.

Reasons

The site is located in Source Protection Zone 1 – this indicates an area of high groundwater vulnerability where groundwater beneath the site will reach the public water supply within 50 days. The former use of the site for Heavy Good Vehicle manufacturing may have led to contamination, which may be mobilised by the redevelopment of the site and detrimentally affect the public water supply.

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Paragraph 120 states that local policies and decisions should ensure that new development is appropriate for its location, having regard to the effects of pollution on health or the natural environment, taking account of the potential sensitivity of the area or proposed development to adverse effects from pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (paragraph 121).

Overcoming our objection

The applicant should provide information to satisfactorily demonstrate to the local planning authority that the risk to controlled waters has been fully understood and can be addressed through appropriate measures.

[Note: The agent subsequently submitted a land contamination report. The further comments of the Environment Agency are set out below.]

Further comments

The main flood risk issue at this site is the management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere. We recommend you use the surface water management good practice advice in cell F5 to ensure sustainable surface water management is achieved as part of the development. If you have identified drainage problems at this site through your Strategic Flood Risk Assessment or Surface Water Management Plan, you may want to request a formal Flood Risk Assessment from the applicant.

Condition 1

No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) 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

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) 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.

4) 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 (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons

To protect the water environment, including sensitive groundwater resources. The desk study submitted with this application indicates the potential presence of contamination from the previous uses. The site is located on a Secondary aquifer which overlies a Principal aquifer, and is within Source Protection Zone 1, indicating that groundwater beneath the site will reach the public water supply within 50 days. The Principal Aquifer is a designated groundwater body under the Water Framework Directive (Mid-Chilterns Chalk) and is currently designated 'poor' status. The groundwater needs to be protected from further contamination, particularly those contaminants already identified in the River Basin Management Plan, so that the water quality does not deteriorate.

The submitted desk study does not characterise the site sufficiently. Further investigation should be carried out at depths of over 2 metres. Special attention should be paid to the area of the site which was occupied by the lorry works building, access roads and associated existing drainage infrastructure.

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk

from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

Condition 2

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be 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 any 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. The long-term monitoring and maintenance plan shall be implemented as approved.

Reasons

To protect the water environment, including sensitive groundwater resources. The desk study submitted with this application indicates the potential presence of contamination from the previous uses. The site is located on a Secondary aquifer which overlies a Principal aquifer, and is within Source Protection Zone 1, indicating that groundwater beneath the site will reach the public water supply within 50 days. The Principal Aquifer is a designated groundwater body under the Water Framework Directive (Mid-Chilterns Chalk) and is currently designated ‘poor’ status. The groundwater needs to be protected from further contamination, particularly those contaminants already identified in the River Basin Management Plan, so that the water quality does not deteriorate.

The verification report should be undertaken in accordance with Environment Agency guidance - ‘Verification of remediation of land contamination’:

<http://publications.environment-agency.gov.uk/pdf/SCHO0210BRXF-e-e.pdf>.

Condition 3

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reasons

To protect the water environment, including sensitive groundwater resources. The desk study submitted with this application indicates the potential presence of contamination from the previous uses. The site is located on a Secondary aquifer which overlies a Principal aquifer, and is within Source Protection Zone 1, indicating that groundwater beneath the site will reach the public water supply within 50 days. The Principal Aquifer is a designated groundwater body under the Water Framework Directive (Mid-Chilterns Chalk) and is currently designated 'poor' status. The groundwater needs to be protected from further contamination, particularly those contaminants already identified in the River Basin Management Plan, so that the water quality does not deteriorate.

Condition 4

No infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reasons

To protect the water environment, including sensitive groundwater resources. The desk study submitted with this application indicates the potential presence of contamination from the previous uses. The site is located on a Secondary aquifer which overlies a Principal aquifer, and is within Source Protection Zone (SPZ) 1, indicating that

groundwater beneath the site will reach the public water supply within 50 days. The Principal Aquifer is a designated groundwater body under the Water Framework Directive (Mid-Chilterns Chalk) and is currently designated 'poor' status. The groundwater needs to be protected from further contamination, particularly those contaminants already identified in the River Basin Management Plan, so that the water quality does not deteriorate.

Infiltration drainage - for example soakaways - through contaminated soils are unacceptable as contaminants can remobilise and cause groundwater pollution. Only clean roof drainage through clean ground is acceptable in SPZ1.

Advice to applicant (1)

We recommend that you should:

1) Refer to our "Groundwater Protection: Principles and Practice (GP3)" documents

(<https://www.gov.uk/government/publications/groundwater-protection-principles-and-practice-gp3>).

2) Follow the risk management framework provided in CLR11, 'Model Procedures for the Management of Land Contamination', when dealing with land affected by contamination

(<https://www.gov.uk/government/publications/model-procedures-for-the-management-of-land-contamination>).

3) Refer to our "Guiding Principles for Land Contamination" for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, for example human health

(<https://www.gov.uk/government/publications/managing-and-reducing-land-contamination>).

4) Refer to our "Verification of Remediation of Land Contamination" report

(<https://www.gov.uk/government/publications/verification-of-remediation-of-land-contamination>).

5) Refer to the CL:aire “Definition of Waste: Development Industry Code of Practice” (version 2) and our related ‘Position Statement on the Definition of Waste: Development Industry Code of Practice’ (http://www.claire.co.uk/index.php?option=com_content&view=article&id=210&Itemid=82 and <https://www.gov.uk/government/publications/legal-definition-of-waste-guidance>).

6) Refer to British Standards BS 5930:1999-2010 and BS10175 and our “Technical Aspects of Site Investigations” Technical Report P5-065/TR (<https://www.gov.uk/government/publications/technical-aspects-of-site-investigation-in-relation-to-land-contamination>).

7) Refer to our “Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination” National Groundwater & Contaminated Land Centre Project NC/99/73 (<https://www.gov.uk/government/publications/piling-in-layered-ground-risks-to-groundwater-and-archaeology>).

8) Refer to our website at <https://www.gov.uk/environment-agency> for more information.

Advice to applicant (2)

We expect the site investigations to be carried out in accordance with best practice guidance for site investigations on land affected by contamination, e.g. British Standards when investigating potentially contaminated sites and groundwater, and references with these documents:

- BS 5930: 1999 A2:2010 Code of practice for site investigations
- BS 10175:2011 Code of practice for investigation of potentially contaminated sites
- BS ISO 5667-22:2010 Water quality. Sampling. Guidance on the design and installation of groundwater monitoring points

- BS ISO 5667-11:2009 Water quality. Sampling. Guidance on sampling of groundwaters (A minimum of 3 groundwater monitoring boreholes are required to establish the groundwater levels, flow patterns and groundwater quality.)

You must use MCERTS accredited methods for testing contaminated soils at the site. Should the level of contamination at the site exceed the Generic Risk Assessments, a Detailed Quantitative Risk Assessment (DQRA) should be carried out in accordance with Environment Agency Remedial Targets Methodology (2006) (<https://www.gov.uk/government/publications/remedial-targets-worksheet-v22a-user-manual>). The DQRA for controlled waters should use the results of the site investigations with consideration of the hydrogeology of the site and the degree of any existing groundwater and surface water pollution. In the absence of any applicable on-site data, a range of values should be used to calculate the sensitivity of the input parameter on the outcome of the risk assessment.

GP3 version 1.1 August 2013 provides further guidance on setting compliance points in DQRAs. Where groundwater has been impacted by contamination on site, the default compliance point for both Principal and Secondary aquifers is 50m. Following the DQRA, a Remediation Options Appraisal should be carried out in accordance with CRL11 to determine the Remediation Strategy.

The verification plan should include proposals for a groundwater-monitoring programme to encompass regular monitoring for a period before, during and after ground works. For example, monthly monitoring before, during and for at least the first quarter after completion of ground works, and then quarterly for the remaining 9-month period.

Environmental Health

Looking at the information provided, we have the following comments at this stage.

1. There is no detail provided covering noise generated by the plant installed as part of the development. In order to protect the amenity of local residents an assessment of

the noise to be generated by the proposed plant and the impact it will have on nearby noise sensitive receptors must be carried out in accordance with the methodology set out in BS 4142:2014 'Methods for rating and assessing industrial and commercial sound'. I suggest that a condition is attached requiring the submission of such a report along with a specification of the plant to be installed and any associated mitigation is submitted to and agreed by the Local Planning Authority prior to construction of the development commencing.

2. The close proximity of the proposed development to Wight House means that the noise breakout from the community centre must be considered. I suggest that a condition is attached which requires detail as to the sound insulation scheme to be provided to protect the amenity of local residents from noise from the development must be provided to and agreed with the Local Planning Authority prior to construction of the development commencing.
3. Bearing in mind the close proximity of the development to Wight House all windows on the South-West facing façade must be incapable of being opened. Additionally due to the proximity of the main hall and multi use space to noise sensitive receptors all windows to the main hall and multi use space (located on the first floor) must be incapable of being opened.
4. The external doors serving the main hall should be provided with self closers and ideally the design of these doors should be altered to allow for a lobby arrangement with a second set of doors provided in order to limit noise breakout.
5. The hours of use for the development should be restricted to those detailed on the application form, specifically 08.00 – 21.00 Monday to Friday, 08.00 – 23.00 Saturdays, and 11.00 – 16.00 on Sundays and bank holidays.

6. Deliveries and collections should be conditioned to restrict them to between 07.00 – 21.00 Monday to Friday and 08.00 – 13.00 on Saturdays and not at all on Sundays or bank holidays.
7. There is no detail provided as to the location or extend of bin stores associated with the development. Detail as to the provisions for the storage of refuse should be provided as part of the application.
8. Should permission be granted can the standard condition covering hours of work be attached?

Arboricultural Officer

The site contains no trees and those on the adjacent sites are either too distant or too small to be affected by the proposals. A detailed landscaping scheme should be submitted and approved prior to work commencing on site.

Hertfordshire Constabulary Crime Prevention Design Service

1. Security:

Security is mentioned briefly at section 6.8 & 6.9 on the Scheme report document. It is stated there will be an external CCTV system, all entrances will be alarmed and that the entrances will have a “card access system to restrict access to authorised personnel only”. The access control system will operate “magnetic door locks for restricted access areas.”

Due to lack of detail I would have potential concerns regarding security for the proposed development, due to lack of information. If permission were granted, I would ask that it is required to:

- a. Achieve the physical security of Secured by Design.

- b. The CCTV system to cover vehicle & cycle parking areas, front outside seating area, all vehicles that enter the site and all persons entering the building. Also that such CCTV be a DVD best quality digital system that records for 14 days before overwriting. The CCTV storage system should be operated and recorded images retained in a secure area.

This would alleviate my concerns re security.

2. Transport Assessment:

The proposed development will on occasions be used for large gatherings of people. In the Design and Access Statement (DAS) it says under 'Capacity' : "Main Function Hall – 345 people seated dining". I presume if people were standing with just some seating there could be even more people present? I presume such functions be weddings and other large family gatherings?

Whilst there is a Transport Assessment, I am not sure this fully addresses the potential disruption for such large events. My concerns are around:

- a. How will address a large number of vehicles endeavoring to access the site to park or drop off?
- b. How will address potential queuing of vehicles back onto Tolpits Lane, at such large gatherings?
- c. Mention is made on page 19 of the Transport Assessment regarding proposed off-site parking provision, being at: King George V playing fields car park given as 9 minutes walking distance away; Watford Grammar School given as 7 minutes walking distance away. As well as the Westfield Academy opposite the proposed centre. My concern is that both King George V playing fields car park and Watford Grammar School car park are both too far away practically for attendees at the proposed centre. Therefore surrounding roads closer to the centre will be used by attendees of large gatherings.

Such parking by attendees in the surrounding roads will likely cause obstruction and annoyance to local residents. It is Watford Council that deals with enforcement of on-street parking, and could their wardens deal with such issues of parking problems, as well as with their other areas?

d. How will dispersal of large gatherings leaving the centre be managed?

3. Other issues:

a. Mention is made in the DAS that the Children's Crèche will have its own toilet and cloakroom facility. Will this be large enough and secure to store and prevent theft of children's pushchairs that are at the crèche?

b. Will the outside seating to the front of the centre be permanent or will it be stored inside when the centre is closed? If permanent then there is the potential for some anti-social behaviour (ASB), when the centre is closed.

c. In the DAS in the 'Appearance' section mention is made regarding Islamic Architecture and the yellow brickwork that forms the infill sections being honeycombed. If such a structure/treatment is capable of being climbed, then this should be solid for 2m height from ground level, so as to deter local youths using it as a climbing wall.

I hope the above is of use to you in your deliberations and will help the development achieve that aims of the National Planning Policy Framework (NPPF).

- 17 – re high quality design
- 58 – re function for the lifetime of the development as well as designing against crime and fear of crime.
- 69 – re safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

& policy UD1 of Watford Core Strategy.

Council's Property Management

The Council as land owner supports this application and will be guided by the planning officers' comments in respect of specific detail in terms of design, parking layout and proposed materials to be used.

WBC as landowner has granted Watford Muslim Youth Centre Trust an agreement for a lease to secure planning, funding and develop a Community Centre. The long stop date for securing planning is 7th March 2015 and long stop date for building the centre is 7th March 2018.

The development has to be a "Community Use facility" with ancillary facilities as agreed between the parties.

The permitted use under the terms of the proposed 125 year lease (to be granted when the development is completed) is a "Community centre for use primarily by local youth and community groups with ancillary facilities and as a facility for holding of meetings and functions by Community groups in accordance with the Community Use Agreement (CUA)".

The aims and objectives of the CUA, inter alia, are as follows:

- 3.1 To provide within the facility a Community Centre and a range of meeting and function rooms available to community partners including WBC.
- 3.2 To promote a sense of community and community enhancement.
- 3.3 To provide a facility primarily for use by local youth and community groups clubs or associations with ancillary activities and/or members of the public for community activities in accordance with the objects, to be determined by the tenant.

- 3.4 To provide and hire the facility or the Premises to members of the public in accordance with the Tenant's rules for hiring the Premises with prior notification to the landlord from time to time.
- 3.5 To ensure the Facility shall be available to all members of the public wishing to use the same irrespective of gender, race, colour, creed, religion, disability or age but subject to compliance with Objects.
- 3.6 To advance education and to provide facilities in the interest of social welfare for recreation and leisure time occupation with the object of improving the conditions of life for the residents of Watford.

The objects of the Group are:

To further or benefit the residents of Watford and the neighbourhood without distinction of sex, race, religious background, ethnicity or language, by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation leisure time occupation with the objective of improving the conditions of life for the residents.

There is a restrictive covenant on the land "not to construct or use any building principally as a place of worship nor permit any such building to be so constructed or used"

We have highlighted the above (i.e. user clause within the proposed lease, details of the Community Use Agreement, objects of the group and the covenant on the land) so that the proposed planning use does not conflict with the Council's objectives as landowner.

Thames Water

Waste Comments

Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

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.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

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 - Affinity Water Company, The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

Contaminated Land Officer

No comments received.

London Underground

No comments received.

Transport for London

No comments received.

Hertfordshire County Council Croxley Rail Link Project Team

No comments received.

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 (adopted January 2013)*;
- (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.

Background information

Planning permission was granted in October 2000 for the erection of a community centre on this site (which also included the neighbouring land where the substation is now proposed). This scheme was never implemented.

In November 2004, planning permission was granted for the erection of a part single and part two storey building to provide a new single form entry primary school and community facilities. This scheme has also not been implemented.

Principle of development

The proposal relates to an undeveloped, vacant piece of land which had become overgrown until the recent clearance of vegetation. The scheme will not result in any loss of residential accommodation, public open space, community facilities, shopping facilities or off-street parking.

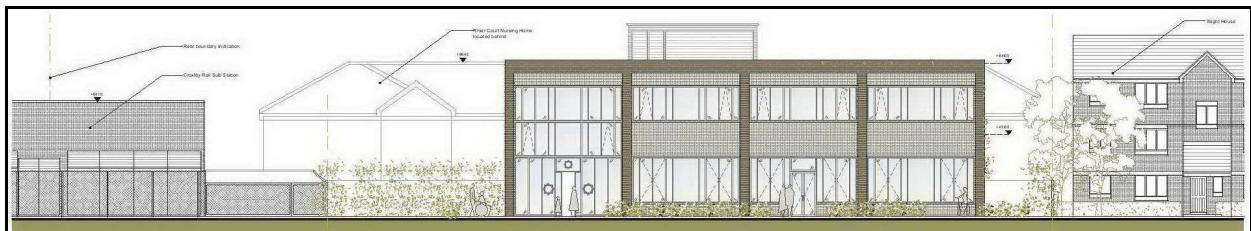
The Watford District Plan 2000 Proposals Map identifies the site as being suitable for a ‘Community Facility’. Paragraph 10.34 of the Watford District Plan 2000 describes the proposal as an Islamic Community Centre for social, community and recreational purposes. The Local Plan Part 2 – Development Management Policies & Site Allocations

document, which is currently the subject of a second round of consultation (taking place between 17 December 2014 and 5 February 2015) also identifies the site for a community facility. The proposal will provide a community facility in line with adopted and draft policies.

Design, layout and impact on street scene

Policy UD1 of the Watford Local Plan Core Strategy 2006-31 states that “new development should respect and enhance the local character of the area in which it is located”. Policy SS1 of the Core Strategy seeks to make sure that new development protects residential amenity and protects and enhances the character of the area. At a national level, the NPPF makes clear that development should “add to the overall quality of the area” and “respond to local character and history and reflect the identity of local surroundings” (paragraph 58). Paragraph 58 of the NPPF also requires that developments be visually attractive as a result of good architecture.

Pre-application discussions have taken place leading up to the submission of the application and, as a result of these discussions, the scheme has been significantly reduced in scale and the design has been improved. The resulting scale, siting and design of the building is appropriate for this location and it will have an acceptable relationship with surrounding buildings.



Elevation to Tolpits Lane

The proposed building will have a fairly simple and contemporary form, covering a rectangular footprint and featuring a flat roof. The architect has sought to create some visual interest through the use of punctuated brickwork on the elevations and stone-clad

columns that will provide contrast with the brickwork. At the front of the building, an oversailing canopy roof will span the full width of the building. This will provide a feature in itself whilst also providing cover for the area in front of the building where outdoor seating is proposed.



North east elevation

Reference to Islamic architecture has been made through the incorporation of patterned lattice screening including that which will be installed within a section of the oversailing canopy roof. This will help to add interest through the manipulation of natural light and the shadows that will be cast on the area in front of the main entrance.



View from Tolpits Lane

The area in which the site is located is characterised by a mix of buildings, varying in use, design, scale and form. Whilst there are 2 storey and 3 storey residential buildings close by there are also a number of non-residential buildings in the vicinity of the site, including

schools, a church hall and a social club. The adjoining site is also set aside for the construction of a new substation associated with the Croxley Rail Link. In this context, the proposed community centre will not appear out of place.

The building will have a suitable relationship with the street and the surrounding buildings. It will address Tolpits Lane in a meaningful way with its principal entrance onto this road. The building will be setback from the road to respond to the neighbouring block of flats at Wight House. This will also allow some soft landscaping to be planted in front of the building which will further enhance the appearance of the development when viewed from the street.

The car parking and service/deliveries area will be sited at rear of the building. Some planting will be incorporated within the car park to break up the expanse of hard surfacing. Planting around the perimeter of the site is also proposed which will help soften the appearance of the site when viewed from its surroundings.

In order to ensure that a high quality finish is achieved, it would be necessary to secure details of the external materials of the building and a landscaping scheme. Such matters can be dealt with by condition. Despite attempts made by officers to have details of the external materials agreed with the applicant prior to determination of the application, this has not been possible. Consequently, it would be necessary to obtain this further information and samples by way of a condition.

The submitted drawings indicate that refuse and recycling storage will be accommodated on the southern side of the building under the external staircase. This storage area will be enclosed so that bins are kept in a tidy manner without causing harm to the visual amenity of the site or the amenities of neighbours.

The roof of the building will contain a plant room and solar photovoltaic panels. The plant room will be sited in a central position on the roof and will not therefore have any strong visual presence when viewed from the street or the surrounding areas. The solar panels

will be installed on a framing system which allows them to be angled towards the sun. However, a parapet wall running around the perimeter of the roof will help screen these panels from view.

Impact on neighbouring properties

The proposed development will not give rise to any significant harm to the amenities of neighbours, so that it will accord with the provisions of the RDG and Policy SS1 of the Watford Local Plan Core Strategy 2006-31.

The neighbouring block of flats known as Wight House has six windows on its northeast elevation which faces the application site. The three rearmost windows at each level do not provide the sole source of natural light and outlook to the living rooms which they serve; rather they act as a secondary source of light and outlook. The other three windows which are sited nearer to the front of the building serve the bedroom areas of studio flats. The application has been accompanied by a daylight and sunlight assessment which has been prepared by the Building Research Establishment (BRE). This report applies the tests set out in the BRE publication entitled 'Site layout planning for daylight and sunlight: a guide to good practice' which is widely used by local planning authorities to assist in determining planning applications and which is referred to in the RDG.

The assessment has found that all of the windows on the rear (southeast-facing) elevation of Wight House will achieve suitable levels of natural lighting should the development be implemented. It has found that some of the windows on the side (northeast-facing) elevation of Wight House which directly face the proposed building will experience a more significant reduction to the levels of natural light. Of the six windows included on the northeast elevation, four will not achieve the recommended standard of daylight. However, two of these windows provide only a secondary source of light and outlook to the rooms that they serve (these rooms also have other, larger windows on the rear elevation). The other two windows that will experience a loss of natural daylight serve studio flats which also have windows on the front elevation.

It must be taken into consideration that Wight House is itself a 'bad neighbour' in that it is a three storey building located close to the boundary with windows looking out across a neighbouring site in such a way that it would be difficult to building anything of the equivalent height and massing and not fall outside the guidelines. In such cases, the BRE guidance suggests a method to derive alternative reference values in order to assess the impact on natural daylight. This test has been conducted and it has been found that the proposal will comply with the BRE guidance.

The BRE report concludes that the development will have no significant impact on levels of sunlight or daylight distribution within any of the rooms in Wight House.

Other buildings near to the site will not suffer from any significant loss of light or outlook given the separation provided between them and the proposed building.

The development will not have any significant impact on the privacy of neighbours. The windows on the rear elevation of the building will be sited over 38m from the nearest windows of the River Court Nursing Home and this will prevent any overlooking.

A number of windows are proposed on the southwest-facing elevation of the building and some of these will directly face Wight House. As a result, it will be necessary for the first floor windows on this elevation to be fitted with obscure glazing and be fixed shut so as to prevent views being afforded from the community centre into the neighbouring flats. Such measures can be secured by condition.

An external staircase is proposed on the southwestern side of the building. There is the potential for users of this staircase to afford views towards Wight House from close range. However, this staircase will serve as a means of escape only, rather than as a main entrance and exit, and, consequently, it is not likely to experience a high level of usage. As such, it is concluded that it will not result in any significant reduction to levels of privacy for the occupiers of Wight House.

The potential for noise and disturbance to residential properties surrounding the site will come from two sources: the car park area and sound emanating from the building. Noise and disturbance from the car park is only likely to occur to a significant degree as people arrive and leave the site in numbers at times when ambient noise levels are low. It is not considered that this will pose a significant problem during the daytime.

The Council's Environmental Health officers have recommended that certain measures should be put in place in order to mitigate against noise disturbance; these include the provision of insulation, the requirement for certain windows and doors to be fixed shut and a restriction on the hours in which the centre can operate. Additionally, Environmental Health officers recommend that a condition be attached requiring the submission of a noise report along with a specification of the plant to be installed and any associated mitigation to be agreed by the Local Planning Authority prior to construction of the development commencing. All of these measures are considered to be necessary in the interests of protecting the neighbours' amenity and can be secured by conditions.

Transportation, access and parking

Vehicle access to the site will be achieved via a single entrance on Tolpits Lane that will be shared with the proposed substation site. The access will be wide enough to allow two cars to pass each other. Space will be provided on site to allow refuse collection, delivery and other service vehicles visiting the premises to be able to manoeuvre clear of the highway. A designated area reserved for deliveries and refuse collection vehicles has been allocated. The Highway Authority has been consulted and considers that the proposed access arrangement is acceptable.

The site is located within Zone 4 of the Car and Cycle Parking Zones as set out in Appendix 2 of the Watford District Plan 2000 (WDP2000). Policy T22 of the WDP2000 sets out the Council's car parking standards. In Appendix 2 of the WDP2000 it is advised that, for a community centre, a maximum of 1 space should be provided per 9m² gross floor area plus 1 space per full-time staff member or equivalent. The proposed provision of 45 car parking spaces will be significantly below the maximum level of provision which is

calculated to be 168 (based on a gross floor area of 1,510 square metres). However, the site is served by a number of bus routes. It must also be taken into consideration that many youth visitors to the centre are likely to travel to the centre on foot or by bicycle and that, as a result, a lower demand for on site parking can be expected.

The application has been accompanied by a Transport Assessment which sets out proposed trip rates using the TRICS database. The Highway Authority has raised concerns with the figures provided in the Transport Assessment and has undertaken its own TRICS analysis which it feels is more representative of the development. The Highway Authority has confirmed that, based on the outcomes of its own TRICS analysis, the increase in trips would not result in an unacceptable traffic impact on the local highway network and that the proposed development is not considered to result in a great impact on either highway safety or capacity.

Cycle storage will be provided in front of the building and this will encourage users of the centre to travel to and from the site using non-car means.

Consideration of objections received

Four representations have been received and these are summarised in the “Consultations” section of the report above. Many of the issues raised have been discussed in the “Appraisal” section of the report. However, those issues that have not already been referred to, or which require further discussion, are outlined in the table below.

Objections	Officer’s response
There will be hundreds of youths hanging around on the street and outside neighbouring properties which could lead to the area becoming less safe	The proposed community centre will, by its very nature, be used by young people. However, the centre will provide a facility where young people can engage in activities within a safe and supervised environment. There is the potential for groups of young people to be present in the area

	<p>around the centre. However, this situation would not be too dissimilar to that which exists in the vicinity of other community uses in the area, such as schools, colleges and clubs. In this case, there will be outdoor seating areas, a cafeteria and other parts of the facility that will allow groups of people to socialise with each other within the site itself.</p>
<p>Over development</p>	<p>The site has been earmarked for a community facility for over 20 years. At present, it comprises a vacant, cleared piece of land and the scheme will allow this site to be put to its intended use. The building will be of a scale that is compatible with other surrounding buildings. The development will not appear cramped, given the separation between the building and the boundaries of the site; in addition, the provision of soft landscaping will help soften the appearance of the site.</p>

Conclusion

The proposed development fulfils the purpose for which the land was originally identified in 1993. The new centre will provide a modern, mixed use facility that will be open to all members of the community. It is considered that the scale, siting and design of the building is appropriate for this location and that it will have an acceptable relationship with surrounding buildings. The proposed access arrangement and car parking are considered acceptable by the Highway Authority. Subject to the imposition of appropriate conditions, the proposed development will not have any significantly adverse impact on the amenities of neighbours.

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 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. Notwithstanding the information already submitted, no development shall commence until details of the materials to be used for all the external finishes of the community centre building have been submitted to and approved in writing by the

Local Planning Authority. The development shall be carried out only in accordance with the details approved under this condition.

Reason: To ensure that the development is constructed using high quality materials and finishing that respond to the site's context and make a positive contribution to the character and appearance of the area, in accordance with Policies UD1 and SS1 of the Watford Local Plan Core Strategy 2006-31.

4. No development shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This Plan shall include details of construction vehicle numbers, routing of construction traffic, contractors' parking, the delivery and storage of materials, wheel washing facilities, measures to mitigate noise and dust and a contact procedure for complaints. The Plan as approved shall be implemented throughout the construction period.

Reason: To safeguard the amenities and quiet enjoyment of neighbouring properties and to minimise any obstruction of the adjoining highway during the time that the development is being constructed, pursuant to Policies T24 and SE22 of the Watford District Plan 2000.

5. Notwithstanding the information already submitted, no works of construction shall commence until full details of both hard and soft landscaping works, including details of any new planting, any changes to ground levels, all pathways, all hard surfacing, amenity areas/paving, lighting and, where required, a phasing programme have been submitted to and approved in writing by the Local Planning Authority.

The approved landscaping scheme, with the exception of the planting, shall be completed before any part of the development is brought into use or in accordance with an approved scheme of phasing. Any proposed planting shall be completed

not later than the first available planting and seeding season after first occupation of any part of the development. For the purposes of this condition a planting season is the period from 1 October in any one year to 31 March in the next following year. 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 in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the site in accordance with Policy SE36 of the Watford District Plan 2000 and Policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31.

6. The external staircase hereby approved shall not be used for any purposes other than as a means of escape in an emergency or for the maintenance of the building.

Reason: To prevent overlooking and consequent loss of privacy to neighbouring properties pursuant to Policy SS1 of the Watford Local Plan Core Strategy 2006-31.

7. No part of the development hereby approved shall be brought into use until the refuse and recycling stores have been provided in accordance with the details shown on the approved plans. The stores provided shall be retained at all times for refuse/recycling only and shall not be used for any other purpose unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that suitable refuse and recycling storage facilities are provided for the development and in the interests of visual amenity, in accordance with Policy SE7 of the Watford District Plan 2000 and Policies UD1 and SD4 of the Watford Local Plan Core Strategy 2006-31.

8. Notwithstanding the information already submitted, details of the size, type, siting and finish of cycle storage shall be submitted to and approved in writing by the Local Planning Authority prior to any part of the development hereby approved being brought into use. The stores approved under this condition shall be installed and made available for use prior to the first occupation of any part of the development and shall be retained at all times for cycle storage only and shall not be used for any other purposes.

Reason: To ensure that suitable cycle storage facilities are provided for staff and visitors of the development and in the interests of visual amenity, in accordance with Policy T10 and SE7 of the Watford District Plan 2000 and Policies UD1 and SD4 of the Watford Local Plan Core Strategy 2006-31.

9. Notwithstanding the submitted details no development shall commence until details of the layout and construction of the new access to Tolpits Lane have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the access has been laid out and constructed in accordance with the approved details.

Reason: To minimise danger, obstruction and inconvenience to users of the highway and the access, in accordance with Policy T21 of the Watford District Plan 2000.

10. No part of the development shall be brought into use until the scheme for parking and manoeuvring shown on the approved drawing numbered 101 (or any subsequent amendment agreed in writing by the Local Planning Authority) has been laid out and made available for use and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway, in accordance with Policy T21 of the Watford District Plan 2000.

11. Notwithstanding the information already submitted, no development shall commence until details of the size, siting, external materials and finish of the boiler and biomass building have been submitted to and approved in writing by the Local Planning Authority. The boiler and biomass building shall be constructed only in accordance with the details approved under this condition.

Reason: In the interests of visual amenity, in accordance with Policies UD1 and SD4 of the Watford Local Plan Core Strategy 2006-31.

12. No work shall commence until details of the siting, height and type of fencing, gates 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, gates or other means of enclosure shall be provided as approved prior to any part of the development being brought into use and shall be maintained as such at all times thereafter.

Reason: In the interests of the visual appearance of the site and to ensure that suitable levels of privacy are achieved for surrounding residents, in accordance with Policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31.

13. All first floor windows on the southwest-facing elevation of the building shall be fitted with obscured glass.

Reason: To prevent overlooking and consequent loss of privacy to neighbouring properties pursuant to the provisions of the Residential Design Guide (RDG) and Policy SS1 of the Watford Local Plan Core Strategy 2006-31.

14. No window on the southwest-facing and southeast-facing elevations of the building shall be capable of being opened.

Reason: To reduce the impact of noise and disturbance on the residents of surrounding properties in accordance with Policy SE22 of the Watford District Plan 2000.

15. Unless otherwise agreed in writing by the Local Planning Authority, no activity shall take place within either the building hereby permitted or any part of its curtilage:

- (a) before 8am or after 9pm Monday to Friday;
- (b) before 8am or after 11pm on Saturdays;
- (c) before 11 am or after 4 pm on Sundays and bank holidays.

Reason: To safeguard the amenities and quiet enjoyment of neighbouring properties pursuant to Policy SE22 of the Watford District Plan 2000.

16. Deliveries and collections shall not take place before 7am or after 9pm Mondays to Fridays, before 8am or after 1pm on Saturdays or at any time on Sundays and Public Holidays.

Reason: To safeguard the amenities and quiet enjoyment of neighbours in accordance with Policy SE22 of the Watford District Plan 2000.

17. No part of the community centre building shall be brought into use until details of sound insulation measures to the building to protect the neighbours from noise emanating from the premises have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be completed before any part of the building is brought into use and shall be retained at all times.

Reason: To safeguard the amenities and quiet enjoyment of neighbours in accordance with Policy SE22 of the Watford District Plan 2000.

18. No development shall commence until details of all plant and equipment to be installed as part of the development, together with appropriate noise mitigation measures, have been submitted to and approved in writing by the Local Planning Authority. Details of the specification of the plant and equipment to be installed, an assessment of the noise to be generated by the proposed plant and the impact it will have on nearby noise sensitive receptors and the proposed mitigation measures shall be provided. The equipment shall not be installed otherwise than in accordance with the approved details.

Reason: To safeguard the amenities and quiet enjoyment of neighbours in accordance with Policy SE22 of the Watford District Plan 2000.

19. Unless otherwise agreed in writing by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation shall not commence until the requirements of paragraphs (a) to (d) below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until paragraph (d) has been complied with in relation to that contamination.

(a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The scheme shall be submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be

produced. The written report shall be submitted to and approved in writing by the Local Planning Authority. The report of the findings shall include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - ground waters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments.
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This exercise shall be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

(b) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted for the approval in writing of the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that, after remediation, the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land.

(c) Implementation of Approved Remediation Scheme

The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out

remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given not less than two weeks' written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification/validation report that demonstrates the effectiveness of the remediation carried out shall be produced, and submitted for the approval in writing of the Local Planning Authority.

(d) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken in accordance with the requirements of paragraph (a) above, and where remediation is necessary a remediation scheme shall be prepared in accordance with the requirements of paragraph (b) above, which shall be submitted to and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification/validation report shall be prepared, which shall be submitted to and approved in writing by the Local Planning Authority in accordance with paragraph (c) above.

Reason: To ensure suitable measures are put in place to mitigate any potential contamination, in accordance with Policies SE24 and SE28 of the Watford District Plan 2000.

20. No infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there

is no resultant unacceptable risk to controlled waters. The development shall be carried out only in accordance with the approval details.

Reason: To protect the water environment, including sensitive groundwater resources, in accordance with Policy SE28 of the Watford District Plan 2000.

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

150; 001; 002; 003; 100; 101; 102 Rev A; 103 Rev A; 104; 105 Rev A; 106; 107.

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

22. No part of the community centre building shall be brought into use until a detailed Travel Plan based on the travel plan submitted with the application has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be operated as approved at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To promote alternative modes of transport to the private car and minimise impacts on the local highway network.

23. No development shall commence until an Interim (Design Stage) Certificate issued by or on behalf of the British Research Establishment has been submitted to the Local Planning Authority to demonstrate that the design of the community centre building will achieve a minimum BREEAM rating of 'Good'. No part of the building shall be brought into use until a Post-Completion Final Certificate to certify that the rating of 'Good' has been achieved has been submitted to and approved in writing by the Local Planning Authority.

Reason: To accord with Policies SD1, SD2 and SD3 of the Watford Local Plan Core Strategy 2006-31.

24. No part of the community centre building shall be brought into use until a Secured by Design Developers Award certificate to certify that the building has been constructed to Secured by Design guidelines has been submitted to and approved in writing by the Local Planning Authority.

Reason: To accord with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

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. The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the Hertfordshire County Council website at <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

3. Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.
4. 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.
5. 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 - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

Drawing Numbers

150; 001; 002; 003; 100; 101; 102 Rev A; 103 Rev A; 104; 105 Rev A; 106; 107.

Other documents

Design and Access Statement

Travel Plan

Daylight and sunlight assessment

Transport Assessment

Community Consultation Report

Ecology Scoping Survey

Engineering Systems Scheme Design Report

Desk Study and Contamination Investigation Report

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