

**THREE RIVERS DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990: SECTION 70
PERMISSION TO DEVELOP LAND**

To : Bilfinger GVA
Mr Tim Sturgess
65 Gresham Street
London
EC2V 7NQ

On behalf of : Countryside Properties PLC

Site : **Land At South Oxhey Central, Maylands Road, Hayling Road And Hallows Crescent**

Proposed Development : Hybrid planning application for the phased comprehensive redevelopment of the land at South Oxhey (South Oxhey Central, Maylands Road, Hayling Road and Hallows Crescent) to include the demolition of existing buildings and provision of residential led mixed use development comprising Use Classes C3, A1/A2/A3/A4/A5 and D1/D2, with associated site preparation/enabling works, transport infrastructure works, landscaping works and provision of car parking

Ref No : 16/0005/FUL

Date Received Valid: 4 January 2016

In pursuance of its powers under the above mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council as Local Planning Authority hereby **PERMITS** the development proposed in your application as set out above and shown on the plan numbers detailed in the approved plan condition below and accompanying the application.

Consent is subject to the following conditions:-

Detailed Element

1 D1 Time limits

The element of the development hereby permitted in detail as shown as Phase 1A on approved plan number 1275-O-262 B and Hallows Crescent, Maylands Road and Hayling Road as shown on approved plan number 1275-O-155 B (Detailed Element) shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 92 of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004

2 D2 Plan numbers

The Detailed Element shall be carried out in accordance with the approved plans as listed in the Plan Schedule b at Informative 15 below.

Reason: In the interests of the visual amenities of the locality and residential amenity in accordance with Policies PSP2, CP1, CP2, CP3, CP4, CP6, CP7, CP8, CP9, CP10, CP12 and CP13 of the Core Strategy (adopted October 2011), Policies DM1, DM3, DM4, DM6, DM7, DM8, DM9, DM10, DM11, DM12 and DM13 and Appendices 2, 4 and 5 of the Development Management Policies LDD (adopted July 2013) and Policies SA1, SA4 and SA6 and Sites H(25), H(26), H(28) and H(29) of the Site Allocations LDD (adopted November 2014).

3 D3 Heights

The Detailed Element shall be built to the ground levels and heights as shown on the approved drawings. If the indicated existing heights and levels of the neighbouring properties should prove to be erroneous, then the heights of the proposed buildings as constructed shall be no higher than the relative height difference(s) between the heights of the neighbouring properties as shown on the approved drawings and the proposed buildings(s).

Reason: To ensure that the proposed development is built to the heights relative to adjoining properties as shown on the approved drawings in the interests of visual amenity and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

4 D4 Materials

The buildings and hard surface areas for the Detailed Element shall not be erected / constructed other than in accordance with the approved plan numbers as set out in condition D2. No Construction shall take place until the exact details and samples of these external materials have been submitted to and approved in writing by the Local Planning Authority for that Development Phase. The development shall only be carried out in accordance with the approved details.

Reason: To prevent the development being constructed in inappropriate materials in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

5 D5 Boundary treatments

Details to include a plan showing the positions, design, materials and type of boundary treatments for the Detailed Element shall be submitted to and approved in writing by the Local Planning Authority prior to Construction. The boundary treatments shall be erected prior to occupation of the relevant building in accordance with the details shown on the approved plans and shall be permanently maintained as such thereafter.

Reason: To safeguard the visual amenities of neighbouring properties and the character of the locality in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

6 D6 Removal of PD

Immediately following the implementation of the Detailed Element, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification) no development within the following Classes of Schedule 2 of the Order shall take place:

Part 1

Class A - enlargement, improvement or other alteration to the dwelling

Class B - enlargement consisting of an addition to the roof

Class C - alteration to the roof

Class D - erection of a porch

Class E - provision of any building or enclosure

Class F - any hard surface

Part 2

Class A - erection, construction, maintenance or alteration of a gate, fence, wall or other means of enclosure.

No development of any of the above classes shall be constructed or placed anywhere in the Detailed Element.

Reason: To ensure adequate planning control over further development having regard to the limitations of the sites and neighbouring properties and in the interests of the visual amenities of the site and the area in general, in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

7 D7 Obscure Glazing

Before the first occupation of each of the following buildings in the Detailed Element, the following windows shall be fitted to that building with purpose made obscured glazing and shall

be top level opening only at 1.7m above the floor level of the room in which the window is installed:

- Parcel 1A [as shown on plan 1275-D-1115 K]: First, second and third floor flank windows to Blocks G and G1 where these are secondary windows to the rooms that they serve and face rear elevations of other blocks.
- Maylands Road [as shown on plan 1275-D-1100 P]: Western flank first floor bathroom window to house adjacent to 29 Ballater Close, western flank second floor bathroom window to southern block facing 34 Maylands Road.
- Hallowes Crescent [as shown on plan 1275-D-1105 L]: Secondary bedroom windows to rear elevation of northern block.

The windows shall be permanently retained in that condition thereafter.

Reason: To safeguard the amenities of the occupiers of neighbouring residential properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

8 D8 Privacy screens

Prior to first occupation of any buildings hereby permitted on the Maylands Road site, privacy screening shall be erected (as indicated on approved plan number 1275-D-1828 A) to the western elevation of the rear balconies and terraces of those buildings at first and second floor level, to a minimum height of 1.8m as measured from the surface of the balcony / terrace, in accordance with details to be firstly submitted to and approved in writing by the Local Planning Authority. The screening shall be retained and maintained as such thereafter.

Reason: To safeguard the amenities of the occupiers of neighbouring residential properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

9 D9 Refuse / recycling stores

Provision for the storage and collection of refuse and recycling for each building in the Detailed Element shall be made in accordance with the details shown on approved plan numbers 1275-D-1105 L; 1275-D-1100 P; 1275-D-1110 E and 1275-D-1115 K prior to first occupation of that building.

Reason: To ensure that satisfactory provision is made in the interests of residential and visual amenity in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM10 and Appendix 2 of the Development Management Policies document (adopted July 2013).

10 D10 Car parking

Car parking (including disabled bays) and turning spaces shall be constructed in accordance with either the details shown on approved plan numbers 1275-D-1105 L; 1275-D-1100 P; 1275-D-1110 E and 1275-D-1115 K prior to the first occupation of any part of the Detailed Element or, where a Phasing Plan has been agreed in writing by the Local Planning Authority, in accordance with such approved Phasing Plan. The minimum number of car parking spaces in either case shall be as follows:

Parcel 1A: 59

Maylands Road: 36 (including re-provision of the existing 8 bays which are to remain for general public use in perpetuity)

Hayling Road: 16

Hallowes Crescent: 27

The parking and turning spaces shall thereafter be kept permanently available for the use of residents and visitors to the site.

Reason: To ensure that adequate off-street parking and manoeuvring space is provided within the development so as not to prejudice the free flow of traffic and in the interests of highway safety in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October

2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

11 D11 Bicycle parking

No part of the Detailed Element shall be occupied until secure bicycle parking/storage for the relevant part has been provided in accordance with the details shown on approved plan numbers 1275-D-1105 L; 1275-D-1100 P; 1275-D-1110 E; 1275-D-1115 K and 1275-D-1835 A. The bicycle parking shall be kept permanently available for the use of residents and visitors.

Reason: In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

12 D12 Landscaping - Maylands Road, Hayling Road and Hallows Crescent

The schemes of hard and soft landscaping for the development hereby permitted at Maylands Road, Hayling Road and Hallows Crescent shown on approved plan numbers 3017-3001 A; 3017-4001 A and 3017-5001 A shall be implemented as follows:

(a) All hard landscaping works required by such approved schemes shall be carried out and completed prior to the first occupation of the relevant development.

(b) All soft landscaping works required by such approved scheme shall be carried out in accordance with a programme to be agreed before each relevant development commences and shall be maintained thereafter (including the replacement of any trees or plants which within 5 years from the date of first occupation of each building die are removed or become seriously damaged or diseased, in the next planting season with others of a similar size or species).

Reason: In the interests of visual amenity in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

13 D13 Landscaping - Parcel 1A

Notwithstanding the details shown on the approved plans, no Surface Infrastructure Works or Construction shall take place within Parcel 1A [shown on approved plan 1275-D-1115 K] until a scheme of hard and soft landscaping for Parcel 1A (incorporating Henbury Place and the eastern element of Henbury Gardens) has been submitted to and approved in writing by the Local Planning Authority, which shall include the location of all existing trees and hedgerows affected by the proposed development, and details of those to be retained, together with a scheme detailing measures for their protection in the course of development.

With the exception of the eastern element of Henbury Gardens shown on plan 1275-O-151 B.

All hard landscaping works required by the approved scheme shall be carried out and completed prior to the first occupation of the development hereby permitted. All soft landscaping works required by the approved scheme shall be carried out in accordance with a programme to be agreed in writing by the Local Planning Authority prior to first occupation and shall be maintained including the replacement of any trees or plants which within 5 years from the date of first occupation of each building die are removed or become seriously damaged or diseased in the next planting season with others of a similar size or species.

Reason: In the interests of visual amenity in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

14 D14 Tree protection

No operations (including tree felling, pruning, demolition works, soil moving, temporary access construction, or any other operation involving the use of motorised vehicles or construction machinery) shall commence on site in connection with the temporary car park at Henbury Gardens in Parcel 1A, at Maylands Road or Hallows Crescent until the branch structure and trunks of all trees shown to be retained and their root systems have been protected from any

damage during works, in accordance with a scheme to be firstly submitted to and approved in writing by the Local Planning Authority.

The protective measures, including fencing, shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of the relevant development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those fenced areas shall not be altered, nor shall any excavation be made. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

Reason: This is a pre-commencement condition to ensure that existing trees are not affected during construction, in the interests of visual amenity and in accordance with Policies CP1 and CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

15 D15 Flood mitigation and drainage

The development hereby permitted in detail shall be carried out in accordance with the Flood Risk Assessment carried out by Brand Consulting dated December 2015 and the following mitigation measures as detailed within the Surface Water Drainage Strategy shall be implemented:

1. Surface water run-off generated by the critical storm events shall be limited so that it will not exceed the surface water run-off rate of 5 l/s during the 1 in 100 year event + climate change event.
2. An attenuation volume of 400 m³ shall be provided to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event. This is to be provided in permeable pavements and underground attenuation tanks as shown in drawing 11310/6012 included in section 14 of the Flood Risk Assessment dated December 2015.
3. Confirmation shall be provided by Thames Water that the proposed connections to the surface water sewer network will be accepted at the discharge rate of 5 l/s.

The mitigation measures shall be fully implemented prior to occupation of each relevant Development Phase.

Details of how any SuDS (Sustainable Drainage Scheme) measures shall be managed and maintained following occupation of the development for the lifetime of the development, which shall include arrangements for adoption by any public authority or statutory undertaker, or any other arrangements to secure the continuing operation of SuDS throughout its lifetime, shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of each relevant Development Phase. The approved arrangements shall be adhered to thereafter.

Reason: To prevent flooding by ensuring the satisfactory attenuation and disposal of surface water from the site in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

16 D16 Substation

Prior to commencement of construction of the substation within Phase 1A, as shown on approved plan number 1275-D-1128 B, details of any fencing / enclosures and noise levels for the substation, along with any required noise attenuation measures, shall be submitted to and agreed in writing by the Local Planning Authority. The substation shall be implemented in accordance with the approved details prior to the first occupation of the dwellings in Parcel 1A, and permanently retained as such.

Reason: In the interest of visual and residential amenity in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

17 D17 Lighting

No external lighting shall be installed on any part of the Detailed Element or affixed to any buildings on each site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity. The lighting shall be installed in accordance with the approved details before the use commences.

Reason: In the interests of visual amenity and highway safety and to meet the requirements of Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

Outline Element / Site Wide

18 O1 Reserved matters

No development shall commence within any outline development areas shown as Phases 1B, 2A, 2B, 3A and 3B on approved plan number 1275-O-262 B (Development Area) until details of the appearance, landscaping, layout and scale (Reserved Matters) for each Development Area has 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: To comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

19 O2 Time limit for reserved matters

Applications for approval of the Reserved Matters for the outline element of this consent, shown as Phases 1B, 2A, 2B, 3A and 3B on approved plan number 1275-O-262 B (Outline Element), shall be made to the Local Planning Authority before the expiration of five years from the date of this permission. The development of each Development Area within the Outline Area shall be begun before the expiration of two years from the date of approval of the final Reserved Matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In pursuance of Section 92(2) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

20 O3 Plan numbers

The applications for the approval of Reserved Matters shall be made in accordance with the approved plans as listed in the Plan Schedule c at Informative 16 below and supporting documents submitted with the application.

Reason: In the interests of the visual amenities of the locality and residential amenity in accordance with Policies PSP2, CP1, CP2, CP3, CP4, CP6, CP7, CP8, CP9, CP10, CP12 and CP13 of the Core Strategy (adopted October 2011), Policies DM1, DM3, DM4, DM6, DM7, DM8, DM9, DM10, DM11, DM12 and DM13 and Appendices 2, 4 and 5 of the Development Management Policies LDD (adopted July 2013) and Policies SA1, SA4 and SA6 and Sites H(25), H(26), H(28) and H(29) of the Site Allocations LDD (adopted November 2014).

21 O4 Phasing of reserved matters

Prior to submission of the first application for approval of Reserved Matters a Planning Submission Programme which sets out the phasing of the development in accordance with approved plan number 1275-O-262 B, the order and timescales for the submission of reserved matters applications, the phasing of the provision of affordable housing, the phasing of commercial elements of the scheme, the strategy for the discharge of conditions and the access details for each Phase shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be carried out other than in the sequence detailed in approved plan number 1275-O-262 B. No demolition work shall take place in Phase 2A or Phase 2B until the 48 Affordable Dwellings in Maylands Road and Hallows Crescent have been Provided (as shown on plans 1275-D-1105 L and 1275-D-1100 P). No demolition work shall take place in Phase 3A or Phase 3B until the remaining 48 affordable dwellings in Phase 2A and

Phase 2B have been Provided. Reserved matters applications, and other details as referred to in other conditions attached to this permission, shall be submitted in accordance with the approved Planning Submission Programme.

Reason: This condition is a pre-commencement condition to ensure appropriate control over development in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

22 O5 Reserved matters details

Reserved matters applications submitted pursuant to the outline elements of this permission shall be in accordance with the following:

- a) The principles established within the approved Design and Access Statement February 2016 Update.
- b) The principles established within the approved Design Guidelines Document February 2016 Update.
- c) Plans: 1275-O-151 B (Parameter Plan: Development Zones); 1275-O-152 B (Parameter Plan: Building Heights); 1275-O-153 B (Parameter Plan: Access & Movement/Frontage/Landscape); 1275-O-155 B (Site Location Plan); and 1275-O-161 B (South Oxhey Central Proposed Block Plan).

Reason: To ensure appropriate control over development in accordance with Policies PSP2, CP1, CP2, CP3, CP4, CP6, CP7, CP8, CP9, CP10, CP12 and CP13 of the Core Strategy (adopted October 2011), Policies DM1, DM3, DM4, DM6, DM7, DM8, DM9, DM10, DM11, DM12 and DM13 and Appendices 2, 4 and 5 of the Development Management Policies LDD (adopted July 2013) and Policies SA1, SA4 and SA6 and Site H(29) of the Site Allocations LDD (adopted November 2014).

23 O6 Phasing and management

No development shall take place in any Phase of the Outline Element until a Construction Strategy and Phasing Programme for that particular Phase has been submitted to, and approved in writing by, the Local Planning Authority. The Construction Strategy and Phasing Programme shall comprise of:

- (a) a construction programme setting out the timetable for the development on a block by block basis and any other major works, including site clearance and demolition, building works, public realm and SUDS/drainage works, landscaping, highway works and utility works;
- (b) a strategy for the provision of car parking during site preparation and construction; including removal of public parking and the provision, location and operation of temporary public car parking spaces; thereafter car parking must only be removed and provided in accordance with the strategy for the duration of the construction period;
- (c) a phasing programme including details of: block by block construction work commencement dates; construction traffic routing and parking; highway works, public realm works and landscaping on a block by block basis; access for vehicles and pedestrians; scaffolding and hoarding lines; public parking spaces; services; and access arrangements for new premises.
- (d) integration of that Phase with all adjoining Phases, including how landscaping schemes and construction management activity for each Phase will interrelate to each other.

The development shall be carried out in accordance with the approved scheme.

Reason: To ensure adequate control over the form of the development given that this approval is outline only in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011).

24 O7 Number of residential units

The number of dwellings and floorspace in each respective use granted by this permission shall not exceed:

Class C3: 514 residential units (totaling 32,252 sqm).

This will consist of:

Detailed Element					
	1-bed	2-bed	3-bed	4-bed	Total
South Oxhey Central Phase 1a	29	55	-	-	84
Maylands Road	17	1	6	2	26
Hayling Road	-	-	8	-	8
Hallowes Crescent	10	8	4	-	22

Outline Element

	1-bed	2-bed	3-bed	4-bed	Total
South Oxhey Central (Remaining Phases)	111	241	18	4	374

Reason: To ensure adequate control over the form of the development given that this approval is outline only in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

25 O8 Affordable housing

Other than the 8 Market Dwellings permitted on Hayling Road, no Market Dwellings shall be occupied on the site until the forty eight Affordable Housing Dwellings that are identified in the two rows: (1) "Maylands Road (24 apartments and 2 houses)" and (2) "Hallowes Crescent (22 apartments)" of the table below have been Provided.

No development shall commence until a scheme for the provision of ninety six dwellings to be constructed on the site pursuant to the planning permission as Affordable Housing has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i. the fourteen x one-bed two person apartments, twenty eight x two-bed 4 four person apartments, five x three-bed five person apartments and one x three-bed five person house identified in the row "South Oxhey Central (indicative - apartments in Blocks D, D1, N1 and 1 house in Parcel 1B)" of the table below and which shall be constructed on the site and Provided as Social Rented Dwellings;
- ii. the twenty seven x one bed two person apartments, nine x two bed four person apartments and ten x three bed five person apartments and two x four bed six person houses identified in the two rows: (1) "Maylands Road (24 apartments and 2 houses)" and (2) "Hallowes Crescent (22 apartments)" of the table below and which shall be constructed on the Site and Provided as Social Rented Dwellings on first occupation and thereafter shall be Provided as Affordable Rented Dwellings.

	Apartments			Houses		Total
	1 bed 2 per	2 bed 4 per	3 bed 5 per	3 bed 5 per	4 bed 6 per	
South Oxhey Central (indicative - apartments in Blocks D, D1, N1 and 1 house in Parcel 1B).	14	28	5	1	-	48
Maylands Road (24 apartments and 2 houses)	17	1	6	-	2	26
Hallowes Crescent (22 apartments)	10	8	4	-	-	22
Total	41	37	15	1	2	96

iii. the timing of the provision of the Affordable Housing and its phasing in relation to the occupancy of the market housing other than the 48 dwellings identified in the two rows: (1) "Mayland Road (24 apartments and 2 houses)" and (2) "Hallowes Crescent (22 apartments)" of the table above which are required to be Provided as Affordable Housing prior to the occupation of any Market Dwellings other than the 8 Market Dwellings permitted to be constructed and occupied on Hayling Road.

iv. the arrangements for the transfer of the Affordable Housing to a Registered Provider or the arrangement for the dwelling's management if they are not to be transferred to a Registered Provider.

v. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the Affordable Housing; and

vi. the occupancy criteria to be used for determining the identity of occupiers of the Affordable Housing and the means by which such occupancy criteria shall be enforced.

vii. the arrangements for the use of any Net Proceeds following the sale of an interest in any of the Affordable Housing (in accordance where applicable with Homes and Communities Agency guidance).

viii. the arrangements for the offer to and transfer of the Affordable Housing or any relevant part thereof to a new Registered Provider in the event of default on a mortgage relating to that Affordable Housing by a Registered Provider to whom the Affordable Housing has been transferred (such period to conclude the transfer of the Affordable Housing to a new Registered Provider to be no less than three months) before any dwelling may be sold or transferred free of the stipulations secured by this condition.

The Affordable Housing shall be provided in accordance with the approved scheme. The Affordable Housing so constructed shall not be used for any other purpose than as Affordable Housing in accordance with that approved scheme.

Reason: This condition is a pre-commencement condition in the interests of the needs of the community, in accordance with Policies CP2, CP3 and CP4 of the Core Strategy (adopted October 2011).

26 O9 Commercial uses

The total commercial floorspace hereby permitted shall not exceed 5,137 sqm and shall not be used other than for uses within Classes A1, A2, A3, A4, A5, D1 and D2 of the Town and Country Planning (Use Classes) Order 2005 (or in any provision equivalent to the relevant Class in any statutory instrument revoking and re-enacting that Order with or without modification) and for no other purpose. These permitted uses shall be sited within the Market Place / Prestwick Road and Station Square character areas, as defined in the approved Design and Access Statement February 2016 Update, and as indicated on approved plan numbers 1275-O-151 B (Parameter Plan: Development Zones) and 1275-O-162 C (Illustrative Masterplan).

Reason: To ensure the vitality of the town centre and an appropriate mix of business uses in accordance with Policies PSP2, CP1, CP6 and CP7 of the Core Strategy (adopted October 2011) and Policy SA4 of the Site Allocations Local Development Document (adopted November 2014).

27 O10 Class A1 floorspace

No more than 60% of the net internal floorspace of the commercial units hereby permitted shall be used for any purpose within Class A1 of the Town and Country Planning (Use Classes) Order 2005 (as amended), and the foodstore indicated on approved plan number 1275-O-162 C shall not exceed a maximum floorspace of 1,754 sqm.

Reason: To ensure the vitality of the town centre and an appropriate mix of business uses in accordance with Policies PSP2, CP1, CP6 and CP7 of the Core Strategy (adopted October 2011) and Policy SA4 of the Site Allocations Local Development Document (adopted November 2014).

28 O11 Construction management plan

No development shall take place in each Phase, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Management Plan shall be adhered to throughout the construction period. The Statement shall include details of:

1. the programme of works on each part of the overall site;
2. parking of vehicles of site operatives and visitors;
3. construction of access arrangements including the routing of vehicles;
4. loading and unloading of plant and materials;
5. storage of plant and materials used in constructing the development;
6. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
7. wheel washing facilities;
8. a scheme for recycling/disposing of waste resulting from demolition and construction works;
9. details of any temporary refuse and recycling collection arrangements which ensure refuse and recycling collection access is available to all occupied properties at each stage of the works.

Reason: This condition is a pre-commencement condition in the interests of highway safety and convenience in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM10 of the Development Management Policies LDD (adopted July 2013).

29 O12 Delivery and servicing plan

No Construction shall take place in Phases 1B, 2A, 2B, 3A or 3B until a detailed Delivery and Servicing Plan for the commercial units within that Phase has been submitted to and approved in writing by the Local Planning Authority. The approved Delivery and Servicing Plan shall be implemented upon first occupation of the commercial units and adhered to thereafter. The Statement shall include:

1. details of the delivery and servicing requirements (including refuse collection) for the proposed uses;
2. a scheme for coordinating deliveries and servicing for the proposed development;
3. areas within the development site that will be used for loading and manoeuvring of delivery and servicing vehicles;
4. access to / from the site for delivery and servicing vehicles and details of routing;
5. restrictions on the timing of deliveries so that they principally occur outside peak periods of activity;
6. details of marshalling and a vehicle booking system for the foodstore such that reversing from Oxhey Drive into the site is safely managed;
7. restrictions on the timing of servicing for the units in Prestwick Road / Market Square to ensure they are outside opening hours;
8. the requirement for service vehicles to enter and exit the highway in forward gear, with manoeuvring limited to the parking forecourt areas and activity coordinated through a vehicle booking system;
9. servicing of the units in Station Square only taking place in designated zones, with activity coordinated through a vehicle booking system.

Reason: In the interests of residential amenity and highway safety and convenience in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

30 O13 Car parking management strategy

Before the first occupation of each Phase hereby permitted, a Car Parking Management Strategy to cover the residential and non-residential uses in that Phase shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of residential car parking allocation and management for all of the residential units, management of all public and visitor parking spaces and parking restrictions where appropriate. The Car Parking Management Strategy shall be implemented prior to occupation and enforced for each Phase of the development in accordance with the approved details.

Reason: To ensure adequate car parking for all occupiers of the development and protect against unauthorised car parking by non-occupiers in accordance with Policy CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

31 O14 Site Waste Management Plan

No works of development comprising site preparation (including but not exclusively demolition of buildings and structures, ground works, ground remediation and service diversions) or construction shall take place in each Phase until a Site Waste Management Plan (SWMP) for all aspects of waste management during site preparation and construction for that Phase has been submitted to and approved in writing by the Local Planning Authority. This shall include measures for recycling/disposing of waste resulting from demolition and construction works. The development shall be carried out in accordance with the approved SWMP throughout the period of works for each Phase.

Reason: This condition is a pre-commencement condition in the interests of the local environment and sustainability in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policies DM9 and DM10 of the Development Management Policies LDD (adopted July 2013).

32 O15 Ecological management plan

The development hereby permitted shall be carried out in accordance with the recommendations in the approved Preliminary Ecology Appraisal (Phase 1 Habitat Survey and Bat Survey dated January 2016). A five year Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior commencement of development in each Phase. The Ecological Management Plan shall be implemented in accordance with the approved details prior to occupation of the development in that Phase.

Reason: This is a pre-commencement condition to enhance opportunities for wildlife in accordance with Policies CP1 and CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

33 O16 Public open space

Before each Phase of the development hereby permitted is commenced a scheme identifying the size/extent, specification, location, timing of delivery, accessibility to the public including hours of opening, and proposals for future management and maintenance of all public open and play space (including Henbury Gardens, Henbury Place, Market Square, Station Square and the communal amenity garden in Block P and Q) as indicated on approved plan numbers 1275-D-1105 L; 1275-D-1100 P; 1275-D-1110 E; 1275-D-1115 K and 3017-1001 C in respect of that Phase shall be submitted to and approved in writing by the Local Planning Authority. Each Phase shall be carried out and thereafter kept open, managed and maintained in accordance with the approved scheme.

Reason: This is a pre-commencement condition to ensure the delivery of high quality and maintained public spaces in accordance with Policies PSP2 and CP9 of the Core Strategy (adopted October 2011) and Policy DM11 of the Development Management Policies LDD (adopted July 2013).

34 O17 Children's play area

No Construction shall commence until a programme for the completion of a children's play area at Henbury Gardens west, as shown on approved plan number 3017-1001 C has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the children's play area and details of arrangements for the future management and maintenance. The play area shall be provided in accordance with the agreed programme to co-ordinate with the occupation of the residential development, and shall thereafter be retained, kept open, managed and maintained to the satisfaction of the Local Planning Authority.

Reason: This is a pre-commencement condition to ensure provision is made for children's play space in accordance with Policy PSP2 of the Core Strategy (adopted October 2011) and Policy DM11 of the Development Management Policies LDD (adopted July 2013).

35 O18 Landscaping

No works other than Ground Works and Site Preparation Works and Advanced Infrastructure Works shall take place until there has been submitted to and approved in writing by the Local Planning Authority a full scheme of strategic site landscaping to cover all Phases, which shall include the location of all existing trees and hedgerows affected by the proposed development, details of those to be retained and tree protection measures, full details of trees to be planted (including species and size, specification, location, timing of planting and future management).

All landscaping works required by the approved scheme shall be carried out in accordance with an implementation programme to be agreed in writing by the Local Planning Authority before development commences and shall be maintained including the replacement of any trees or plants which die are removed or become seriously damaged or diseased in the next planting season with others of a similar size or species.

Reason: In the interests of visual amenity in accordance with Policies CP1 and CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

36 O19 C-Plan energy and sustainability measures

No dwelling hereby approved in detail by this planning permission, as shown on approved plan numbers 1275-D-1105 L; 1275-D-1100 P; 1275-D-1110 E and 1275-D-1115 K shall be occupied until the energy saving and renewable energy measures detailed within the submitted online C-Plan assessment, C-Plan Energy Statement dated January 2016 and Sustainability Statement dated January 2016 are incorporated and made operational in that unit. A revised C-Plan assessment or appropriate equivalent shall be submitted for all buildings hereby permitted in outline, as shown on plan number 1275-O-161 B, with each subsequent reserved matters application. Each building shall be implemented in accordance with the approved details.

Reason: To ensure that the development makes as full a contribution to sustainable development as possible and meets the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM4 of the Development Management Policies LDD (adopted July 2013).

37 O20 Foul water drainage

No works other than Ground Works and Site Preparation Works shall commence at South Oxhey Central until a Foul Water Impact Study for the whole South Oxhey Central site has been carried out, and no works of development shall commence in each Phase until a Drainage Strategy detailing all associated on and off site foul water drainage works in that Phase have been submitted to and approved by the Local Planning Authority. Each Phase shall proceed in strict accordance with the approved foul water drainage plans and shall not be occupied / used until the approved foul water drainage works are complete.

Reason: To ensure that the sewerage system has capacity to cope with the new development, to avoid adverse environmental impact and to meet the requirements of Policies CP1 and CP8 of the Core Strategy (adopted October 2011) and Policies DM8 and DM9 of the Development Management Policies LDD (adopted July 2013).

38 O21 Piling and vibro compaction machinery

No piling or any other foundation designs using penetrative methods shall be undertaken other than with the written consent of the Local Planning Authority, which may be given where it has been demonstrated that there is no resultant unacceptable risk to groundwater. If vibro-compaction machinery / piling machinery or piling and ground treatment works are to be undertaken as part of the development in Phase 1B (Station Square), details of the use of such machinery and a Risk Assessment and Method Statement for the works shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect the water environment, including groundwater, and in the interests of railway safety in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policies DM9 and DM10 of the Development Management Policies LDD (adopted July 2013).

39 O22 Contamination

Following demolition of the existing structures at South Oxhey Central, for each relevant Phase a Post Demolition Contamination Survey shall be carried out and a report submitted to and approved in writing by the Local Planning Authority. This Survey shall include a series of excavated trial pits with subsequent contamination testing and analysis along with, if required, details of remediation measures. The development shall be carried out in accordance with the approved details.

Reason: To protect the water environment, including groundwater, in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policies DM9 and DM10 of the Development Management Policies LDD (adopted July 2013).

40 O23 Noise mitigation measures

All glazing and ventilation units for the residential development hereby permitted must achieve BS 822:2014 internal noise ambient levels, as set out in the approved Noise Impact Assessment dated January 2016.

Reason: In the interests of amenity of future residents in accordance with Policy DM9 of the Development Management Policies LDD (adopted July 2013).

41 O24 Dust emissions

Prior to commencement of any site works including demolition in any Phase, an Environmental Health and Safety Plan and a Dust Management Plan, to include mitigation measures for the control of dust emissions during demolition and construction for that Phase in accordance with Appendix D of the approved Air Quality Assessment dated January 2016, shall be submitted to and approved in writing by the Local Planning Authority. The Plans shall be implemented as approved and adhered to for the period of site works.

Reason: This is a pre-commencement condition in the interests of health and pollution control in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

42 O25 Risk assessment and method statement for works adjacent to railway

Prior to commencement of any site works in Phase 1B (Station Square), a Risk Assessment and Method Statement for all works to be undertaken in that Phase shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of:

1. how safe access to the station, subway and railway will be maintained at all times throughout the construction period;
2. the erection of scaffolding (no scaffolding poles shall over-sail the railway line at any time);
3. all demolition works;
4. existing and proposed ground levels, earthworks and excavations;
5. measures to be taken to prevent construction materials from the development reaching the railway, including protective fencing;
6. exact distances between the proposed buildings and structures and the boundary with Network Rail land (minimum 2m gap required);

7. appropriate vehicle safety protection measures to be installed along the boundary with the railway (which may include installation of high kerbs, crash barriers or small earth bunds);
8. how surface water and foul water drainage will be directed away from the railway.

The development shall be carried out in accordance with the approved Risk Assessment and Method Statement.

Reason: This is a pre-commencement condition in the interests of railway safety in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011).

43 O26 Flood mitigation and drainage

The development hereby permitted in outline shall be carried out in accordance with the Flood Risk Assessment carried out by Brand Consulting dated December 2015 and the following mitigation measures as detailed within the Surface Water Drainage Strategy:

1. The surface water run-off generated must not exceed of 5 l/s during the 1 in 100 year event + climate change event at Station Square and Henbury Gardens.
2. The surface water run-off generated must not exceed the surface water run-off rate of 15 l/s during the 1 in 100 year event + climate change event for the remainder of the South Oxhey Central site.
3. Attenuation must be provided to ensure that there is no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event. Attenuation to be provided in permeable pavements, and underground attenuation tanks as shown in section 14 of the Flood Risk Assessment dated December 2015.
4. Confirmation shall be given by Thames Water that the proposed connections to the surface water sewer network are accepted at the discharge rates specified in points 1 and 2 of this condition.

The mitigation measures shall be fully implemented prior to occupation of each relevant Phase of development.

Details of how any SuDS (Sustainable Drainage Scheme) measures shall be managed and maintained following occupation of the development for the lifetime of the development, which shall include arrangements for adoption by any public authority or statutory undertaker, or any other arrangements to secure the continuing operation of SuDS throughout its lifetime, shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of each relevant Phase / development. The approved arrangements shall be adhered to thereafter.

Reason: To prevent flooding by ensuring the satisfactory attenuation and disposal of surface water from the site in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

44 O27 Road and car parking layout

The internal road and car parking layout at South Oxhey Central shall be constructed and retained as indicated on Parameter / Illustrative plan numbers 1275-O-153 B, 1275-O-161 B and 1275-O-162 C in accordance with an indicative Phasing Plan to be submitted prior to submission of the first reserved matters application. No residential units shall be occupied in each Phase until the car parking serving those units has been laid out in accordance with the approved details.

Reason: This condition is a pre-commencement condition to ensure future control of the site in accordance with Policies CP1, CP8 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

45 O28 Number of car parking spaces

The number of permanent car parking spaces at South Oxhey Central shall be no less than a total number of 480, indicated to be as follows:

Residential car parking spaces: 326 (including a minimum of 59 car parking spaces in Parcel 1A)