

PLANNING COMMITTEE – 18 MARCH 2021

PART I - DELEGATED

8. **20/2807/AOD - Approval of Details: Details pursuant to Condition 1 of Planning Permission 20/1677/FUL comprising layout, scale, appearance and landscaping of the Care Home phase including associated infrastructure such as access routes and drainage and demolition of existing vacant buildings, at FORMER LITTLE FURZE JUNIOR MIXED INFANTS SCHOOL, GOSFORTH LANE, SOUTH OXHEY, HERTFORDSHIRE (DCES)**

Parish: Watford Rural

Ward: South Oxhey

Expiry of Statutory Period: 24.03.2021

Case Officer: Claire Westwood

Recommendation: That Approval be given for the Reserved Matters comprising layout, scale, appearance and landscaping.

Reason for consideration by the Committee: Called in by 3 Members of the Planning Committee on the following grounds; *“There is considerable local interest in what is going to happen on this site. The provision of a care home will positively affect local people and many will want to see this application examined publically. The issue of the effect on the local environment, especially Oxhey Woods, is also of great interest to local groups”.*

1 Relevant Planning History

- 1.1 18/1296/OUT - Outline Application: Erection of up to 70 dwellings (Use Class C3) and a 75 bed care home (Use Class C2), with associated new access (appearance, landscaping, layout and scale reserved). Permitted 14.09.2018.
- 1.2 20/1677/FUL - Variation of Conditions 1 (Reserved Matters), 3 (Reserved Matters), 4 (Affordable Housing), 5 (Construction Management Plan), 7 (SUDS Residential), 8 (SUDs Care Home), 9 (SUDs Management), 10 (Site Waste Management Plan), 12 (Tree Protection), 13 (Fire Hydrants) of planning permission 18/1296/OUT: (Outline Application: Erection of up to 70 dwellings (Use Class C3) and a 75 bed care home (Use Class C2), with associated new access (appearance, landscaping, layout and scale reserved)) to allow phasing of the development. Permitted 22.10.2020.
- 1.3 20/2783/DIS - Discharge of Conditions 7 (Surface Water Drainage), 10 (Archaeological Written Scheme of Investigation), 11a (Tree Protection), 12a (Fire Hydrants) and 14 (Woodland Management Plan) pursuant to planning permission 20/1677/FUL. Determined.
- 1.4 21/0180/NMA - Non-material amendment to planning permission 20/1677/FUL: Amendments to Conditions 3, 4, 6, 7, 8, 9, and 11 to ensure phasing requirements can be implemented during the care home phase of development. Permitted 15.02.2021.

2 Description of Application Site

- 2.1 The site is on the south side of Gosforth Lane, South Oxhey. It was previously in education use and accommodated Little Furze JMI School, however the school was closed in December 2004 and the site has been vacant since.
- 2.2 The whole site (blue lined area) has an area of approximately 5.6ha and includes an area previously associated with the school (approximately 3.6ha) and an area of dense woodland to the east (approximately 2ha). The former school site is allocated within the Site Allocations document as a housing site (reference H(27)) with an indicative capacity of 75 dwellings. The allocated site area was also removed from the Green Belt on adoption of the Site Allocations document.

- 2.3 The application site (red lined area) relates to the parcel of land which would accommodate the Care Home, in addition to the primary access road, spur road and areas required for drainage and attenuation features.
- 2.4 The woodland to the east, as well as land to the south and west of the former school site form part of Oxhey Woods which is designated as a Local Nature Reserve, a Local Wildlife Site, and Publicly Accessible Open Space and is part of the Metropolitan Green Belt.
- 2.5 To the north east part of the site are the former school buildings which comprise a number of single and two storey buildings with flat roof forms which have a staggered footprint. Surrounding the building is tarmac hardstanding. Further hardstanding to the north of the buildings is provided for a parking area accessed via a crossover from Gosforth Lane at the north east of the site. A second crossover approximately 28m to the west serves a service road which runs towards the western part of the site where it is understood that there was previously a second school building, now demolished. There is a pedestrian access at the north west of the site. There are further areas of hardstanding to the south east of the school buildings which were used for play. The remainder of the site is grass and scrub with some trees and larger vegetation.
- 2.6 Land levels fall steeply from the south towards the north of the site reducing by approximately 28m, and generally fall across the site towards the west although there are raised man-made terraces at the west of the site.
- 2.7 Beyond the north of the site are residential dwellings to the north side of Gosforth Lane which are generally two storey terraced properties finished in brick or render, some of which have implemented extensions and alterations including the provision of roof level accommodation.

3 Description of Proposed Development

- 3.1 Outline Planning Permission (18/1296/OUT) was permitted on 14.09.2018 for the 'Erection of up to 70 dwellings (Use Class C3) and a 75 bed care home (Use Class C2), with associated new access (appearance, landscaping, layout and scale reserved)'.
- 3.2 A subsequent S73 Application (20/1677/FUL) was permitted on 22.10.2020. This sought to vary conditions in order that the Care Home could be built on site prior to the residential phase of the development.
- 3.3 Therefore, the current Approval of Details (AOD) application relates to the AOD of appearance, landscaping, layout and scale in relation to the Care Home Phase of the development only (and associated infrastructure eg. access and drainage attenuation). The residential development of the remainder of the site would be subject to a separate application in due course.
- 3.4 In summary, the current AOD application proposes:
- 75 bed care home;
 - 34 car parking spaces;
 - 8 staff covered cycle spaces and 8 visitor covered cycle spaces;
 - Associated landscaping, ecological enhancements and on site SuDS; and
 - Phased access road and spur road.
- 3.5 The proposed building would have an angular shaped plan form, making the most of the existing topography to ensure that there is level access within the building and around it. Due to the change in levels, the levels rising from front to rear, the development is able to provide direct access to external amenity areas from all levels of the building. The main entrance would be located centrally within the northern elevation. From this point the building has two main wings projecting north-east and west, with two further smaller

projections to the south. The building would have a maximum width of approximately 90 metres (west to east).

- 3.6 The building would range in height from 1 to 3 storeys due to its stepped design and the existing topography. It would be of a flat roof design (green roof) with a maximum height of 11.2 metres to the 3 storey element, 7.9 metres to the 2 storey element and 3.9 metres to the single storey element (northern elevation). The stepped design allows elements of the flat roofs to be used as amenity areas meaning that there are accessible gardens or terraces from all residential floors.
- 3.7 In terms of materials, a sedum roof is proposed. This offers biodiversity benefits and will be read against the woodland backdrop behind. For the elevations contrasting bricks are proposed to break up the mass of the building. Windows will benefit from stone cills and surrounds, with bronze framed windows.
- 3.8 Externally, the building would be surrounded by landscaped grounds providing amenity space for residents. The application proposes a mix of courtyards, patios, amenity lawns, sensory gardens with appropriate external furniture for residents. To the south and east of the development is a 15 metre wide buffer zone which separates the site from the adjacent woodland. This area will be a wildflower meadow with informal tree groups and whilst not providing usable amenity space for residents, this buffer and the woodland beyond further enhances the landscaped setting of the building.
- 3.9 The proposed single point of vehicle access from Gosforth Lane conforms with the means of access approved at Outline stage. The internal access road has been designed to take into account all vehicles including service and delivery vehicles. In terms of pedestrian access, new footways are created within the development to allow safe access and to enhance permeability of the site. A parking area is located to the front of the building and would include 34 car parking spaces of which 9 are accessible spaces. Secure cycle parking for staff and visitors is also proposed.
- 3.10 Waste would be stored within the designated area and collected via private commercial contract via the main car park from the service yard. The submitted details demonstrate that a large refuse vehicle can access and exit the site in forward gear. Deliveries would also be received within the service yard.

4 Consultation

4.1 Statutory Consultation

- 4.1.1 Watford Rural Parish Council: No response received.
- 4.1.2 Hertfordshire County Council – Highway Authority: [No objection]

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council (HCC) as Highway Authority does not wish to restrict the grant of permission.

Comments / Analysis

The application comprises of an approval of details application pursuant to condition one of planning permission 20/1677/FUL and in relation to outline planning permission 18/1296/OUT.

Access Layout

A site plan for the proposed care home site has been submitted (drawing number PL1), the layout of which is considered to be acceptable by HCC as Highway Authority. The dimensions of the proposed car parking spaces and adjacent carriageway / turning areas are acceptable and in accordance with Manual for Streets (MfS).

Swept path analysis drawings have been submitted to illustrate that a large refuse vehicle, fire tender and ambulance would be able to access the care home site, turn around on site and egress to the highway in forward gear. The details in this respect are considered sufficient and acceptable from a transport and highways perspective.

Three Rivers District Council as Waste Collection Authority or alternatively a private refuse collection company (if to be used) would ultimately need to be satisfied with the proposed waste collection arrangements.

Surface Water Drainage

A drainage layout plan and drainage sheets for the access road have been submitted as part of this application. HCC as Highway Authority would recommend that HCC as Lead Local Flood Authority is formally consulted on the proposed drainage strategy at: FRMconsultations@hertfordshire.gov.uk

Section 278 Highway Works

Although not specifically linked to this application, the applicant would need to enter into a Section 278 Agreement with HCC as Highway Authority in relation to the approval of the design and implementation of the works that would be needed to create the new main entrance on highway land on Gosforth Lane and any works associated with closing off of the existing vehicle accesses.

Prior to applying to enter into a Section 278 Agreement with the Highway Authority, the applicant would need to obtain an extent of highway plan (if not previously obtained) to clarify the works which would be within the existing highway. It is also recommended that a Stage 1 Road Safety Audit is carried out and submitted as part of the Section 278 application.

Highway Informative 1) Extent of Highway: Information on obtaining the extent of public highway around the site can be obtained from the HCC website: www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/extent-of-highways.aspx

Highway Informative 2) Agreement with Highway Authority: The applicant is advised that it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the highway and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

Conclusion

HCC as Highway Authority considers that the details submitted are acceptable and would not wish to object to the approval of the details.

4.1.3 HCC Lead Local Flood Authority (LLFA): [No objection]

As LLFA, we have provided comments on application 20/2783/DIS for this site and we understand that the same information has been provided therefore, please see a summary of our response below;

We note that a Drainage Statement Report (prepared by Ingleton Wood, ref: 812598, rev: 1, dated: 11.12.2020) has been provided including a Drainage Layout (ref: 812598-IWXX-XX-DR-C-6000, rev: P3, dated: 10.12.2020). We are aware that detailed engineering drawings (Drainage Construction Details, ref: 812598-IW-XX-XX-DR-C-6001, dated: 16.11.2020) have been submitted as well as detailed surface water calculations (appendix E of the Drainage Strategy Report) which highlight that the surface water runoff from this care home site will be restricted to 5l/s.

We understand that the proposed drainage scheme incorporates permeable paving with sub-base and a surface water attenuation basin before discharge into the wider network and that details regarding exceedance events are included within sections 3.29, 3.30 and 3.31 of the submitted Drainage Strategy Report.

We are aware that a Drainage Management and Maintenance Schedule has been submitted (prepared by Ingleton Wood, ref: 812598, rev:1, dated; 11.12.2020) which includes details of maintenance and operational activities. It is highlighted that drainage elements relating to the care home will be maintained by a care home management company.

However, we note that as-built drawings for site drainage have not been provided therefore we would recommend that these are required in order to confirm that the development drainage has been built in accordance with the proposed drainage design.

4.1.4 Herts Ecology: [No objection]

The Landscape Management Plan (Adams Habermahl Landscape Architects, 19 December 2020) is reasonable, proportionate and fit for purpose.

In terms of landscaping, I therefore recommend that Condition 1 can be discharged. I offer no comment on other aspects of Condition 1.

4.1.5 Herts Growth & Infrastructure Unit: [No objection]

Hertfordshire County Council's Growth & Infrastructure Unit do not have any comments to make in relation to financial contributions required by the Toolkit, as this development is situated within your CIL zone and does not fall within any of the CIL Reg123 exclusions.

Notwithstanding this, we reserve the right to seek Community Infrastructure Levy contributions towards the provision of infrastructure as outlined in your R123 List through the appropriate channels.

We therefore have no further comment on behalf of these services, although you may be contacted separately from our Highways Department.

Please note this does not cover the provision of fire hydrants and we may contact you separately regarding a specific and demonstrated need in respect of that provision.

I trust the above is of assistance if you require any further information please contact the Growth & Infrastructure Unit.

4.1.6 Development Plans: [No objection]

The application site is located in South Oxhey, identified as a Key Centre in the Core Strategy (adopted 2011). The application seeks an approval of details for the Care Home phase of the development pursuant to Condition 1 of Planning Permission 20/1677/FUL. The application proposes the erection of a 75 bed care home; the site is allocated for housing in the Site Allocations LDD (adopted 2014) (site H(27)), with an indicative dwelling

capacity of 75 dwellings. Policy SA1 of the Site Allocations LDD states that allocated housing sites will be safeguarded for housing development, which the application complies with in its proposals. Policy SA1 also states that proposals should have regard to the phasing strategy of the site; the application site is phased for 2012-2015 and has not yet been developed. Policy SA1 further states that allocated sites should be developed at an overall capacity which accords generally with the dwelling capacity for the site. As set out in the Three Rivers Housing Land Supply (2017), the Council uses a conversion ratio of 4 bedrooms in C2 use equating to 1 market dwelling; a 75 bed care home equates to approximately 19 dwellings.

The National Planning Policy Framework (NPPF) states that local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (para. 50). Policy CP3 of the Core Strategy similarly states that the Council will promote development that caters for a range of housing needs, including provision of housing for the elderly. Supported and specialist accommodation is encouraged in suitable and sustainable locations. The proposal promotes this type of development this in its provision of a 75 bed residential care home. The most recent SHMA (2016) indicates that there is a need for 593 additional residential/nursing care bed-spaces in Three Rivers for the period 2013-2036, equating to an annual need of 26 bed-spaces. The proposal would contribute to this indicative need being met, therefore having regard to the needs of the Three Rivers population and complying with Policy CP3.

4.1.7 Affinity Water: No response received.

4.1.8 National Grid: [No objection]

Thank you for consulting Cadent Gas for this application. We do not object to the proposal in principle.

4.1.9 Landscape Officer: [No objection]

The submitted details are sufficient for the approval of details in relation to landscaping.

4.1.10 Thames Water: [No objection]

Waste Comments:

Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer network.

Thames Water would advise that with regard to SURFACE WATER network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Supplementary Comments

The comments are based on both foul and surface water discharge by gravity with connection point the manhole TQ10937201 for foul water and manhole 7250 for surface water.

4.1.11 Environmental Health: No response received.

4.1.12 Environmental Protection: No response received.

4.1.13 Herts Constabulary: [No objection]

In relation to crime prevention and security, I am content that security measures have been addressed for this development and have no further comment pursuant to Condition 1 of Planning Permission 20/1677/FUL.

4.1.14 HCC Waste & Minerals: No response received.

4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 317

4.2.2 No of responses received: 1 objection

4.2.3 Site Notice: Expired 26.01.2021 Press notice: Expired 29.01.2021

4.2.4 Summary of Responses:

South Oxhey has been massively overdeveloped in recent years; Open areas are disappearing; Estate ruined by overdevelopment; Tightly packed parking; Little or no parking; Infrastructure cannot cope; Limited bus and train services; Water pressure has dropped; Impact on flooding.

5 Reason for Delay

5.1 No delay.

6 Relevant Planning Policy, Guidance and Legislation

6.1 National Planning Policy Framework and National Planning Practice Guidance

In 2019 the new National Planning Policy Framework was published. This is read alongside the National Planning Practice Guidance (NPPG). The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another. The NPPF is clear that "existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework".

The NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

6.2 The Three Rivers Local Plan

The application has been considered against the policies of the Local Plan, including the Core Strategy (adopted October 2011), the Development Management Policies Local Development Document (adopted July 2013) and the Site Allocations Local Development Document (adopted November 2014) as well as government guidance. The policies of Three Rivers District Council reflect the content of the NPPF.

The Core Strategy was adopted on 17 October 2011 having been through a full public participation process and Examination in Public. Relevant policies include Policies PSP2, CP1, CP2, CP3, CP4, CP8, CP9, CP10, CP11 and CP12.

The Development Management Policies Local Development Document (DMLDD) was adopted on 26 July 2013 after the Inspector concluded that it was sound following Examination in Public which took place in March 2013. Relevant policies include DM1, DM2, DM3, DM4, DM6, DM7, DM8, DM9, DM10, DM11, DM12, DM13 and Appendices 2 and 5.

The Site Allocations Local Development Document (SALDD) was adopted on 25 November 2014 having been through a full public participation process and Examination in Public. Policy SA1 and site H(27) are relevant.

6.3 Other

Open Space, Amenity and Children's Playspace Supplementary Planning Document (December 2007).

Affordable Housing Supplementary Planning Document (adopted June 2011).

The Community Infrastructure Levy (CIL) Charging Schedule (adopted February 2015).

The Localism Act received Royal Assent on 15 November 2011. The growth and Infrastructure Act achieved Royal Assent on 25 April 2013.

The Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010, the Natural Environment and Rural Communities Act 2006 and the Habitat Regulations 1994 may also be relevant.

7 **Planning Analysis**

7.1 Background / Principle of Development

7.1.1 Outline Planning Permission (18/1296/OUT) was permitted on 14.09.2018 for the 'Erection of up to 70 dwellings (Use Class C3) and a 75 bed care home (Use Class C2), with associated new access (appearance, landscaping, layout and scale reserved)'. Therefore the principle of the redevelopment of the site to include a 75 bed care home has been established, as has the access which is shown on the submitted plans and was approved at Outline stage.

7.1.2 For clarity 'access' is defined in article 2 of the Town and Country Planning (Development Management Procedure) (England) (Order 2015) as:

'Access' – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

7.1.3 Therefore, the current Approval of Details (AOD) application relates to the approval of appearance, landscaping, layout and scale in relation to the Care Home Phase of the development only (and associated infrastructure eg. access and drainage attenuation). The residential development of the remainder of the site would be subject to a separate application in due course.

7.2 Need

7.2.1 The National Planning Policy Framework (NPPF) states that Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Policy CP3 of the Core Strategy

(adopted October 2011) similarly states that the Council will promote development that caters for a range of housing needs, including provision of housing for the elderly. Supported and specialist accommodation is encouraged in suitable and sustainable locations. The proposal, as approved in principle at Outline stage, promotes this type of development through provision of a 75 bed residential care home. The most recent SHMA (2016) indicates that there is a need for 593 additional residential/nursing care bed-spaces in Three Rivers for the period 2013-2036, equating to an annual need of 26 bed-spaces. The proposal would contribute to this indicative need being met, therefore having regard to the needs of the Three Rivers population and complying with Policy CP3 of the Core Strategy (adopted October 2011) in this regard.

7.3 Appearance, Layout & Scale

- 7.3.1 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness and Policy CP12 of the Core Strategy (adopted October 2011) relates to design and states that in seeking a high standard of design the Council will expect development proposals to “have regard to the local context and conserve or enhance the character, amenities and quality of an area”.
- 7.3.2 Policies CP3 and CP12 of the Core Strategy (adopted October 2011) set out that development should make efficient use of land but should also “have regard to the local context and conserve or enhance the character, amenities and quality of an area”.
- 7.3.3 The development would take a linear form and would range in height from 1 to 3 storeys, with the changes in scale reflecting the topography of the site. The development would be well set in from the site boundaries, allowing space for landscaping to both enhance the building’s setting and provide amenity for residents (Landscaping is discussed in more detail below). The 15 metre buffer zone to the ancient woodland is also maintained in accordance with the requirements set out at Outline stage.
- 7.3.4 Whilst existing development within the immediate area is predominantly two-storeys, there are higher developments in the slightly wider locality and in any case, the site plan also demonstrates generous spacing within and around the site and it is considered that the application site can comfortably accommodate a development of this layout and scale.
- 7.3.5 In terms of appearance, the development would have a contemporary flat roof design, reflective of other new developments within the wider South Oxhey area. Green roofs are proposed to the flat roofs. These would be read against the woodland backdrop beyond and would assist in ensuring that the built form sits comfortably within its landscaped setting.
- 7.3.6 A contemporary materials schedule has also been chosen. As noted above, a sedum (green) roof is proposed for its aesthetics and to enable the roof to blend in with the surrounding landscape. The sedum roof offers other advantages such as increasing biodiversity, improving air quality and the overall thermal performance of the building. The use of contrasting bricks aims to break down the mass of the building and diminishes the overall scale of the building blocks. Stone window surround details and bronze-framed windows reflects on the contemporary approach to the proposal.
- 7.3.7 In summary, no in principle objections are raised to the Appearance, Layout or Scale which it is considered, subject to conditions, would result in a development which would respect the character and appearance of the area in accordance with Policies CP3 and CP12 of the Core Strategy (adopted October 2011).

7.4 Heritage Assets

- 7.4.1 The Outline application was accompanied by an Archaeological Desk-Based Assessment which was reviewed by the Historic Environment Adviser. Whilst no archaeological remains (heritage assets) are known from the site, or from its immediate vicinity, it was considered

an area with high potential for prehistoric remains, given its location on the slopes above the River Colne. In addition, the size of the site makes it relatively likely that some unidentified below-ground archaeological remains may lie within at least the southern part of the development area.

7.4.2 The Historic Environment Adviser considered that the proposed development is such that it should be regarded as likely to have an impact on heritage assets with archaeological interest, and as such they recommend appropriate conditions be included at the time of the Outline application. These requirements remain relevant and are secured via condition on the Outline planning permission.

7.5 Impact on amenity of neighbours

7.5.1 Policy CP12 of the Core Strategy (adopted October 2011) states that development should “protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space”. Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) set out that residential development should not result in loss of light to the windows of neighbouring properties nor allow overlooking, and should not be excessively prominent in relation to adjacent properties.

7.5.2 The site is located opposite existing two-storey residential dwellings on Gosforth Lane. These properties are separated from the site by the highway and are at a lower level due to the application site sloping up from Gosforth Lane to the rear of the site. The proposed care home would be of a stepped design, ranging from 1 – 3 storeys in height to reflect the existing topography and would be located to the rear part of the site, set back a considerable distance from Gosforth Lane. The north-east corner of the proposed building would at its closest point be set back approximately 120 metres, with a distance of approximately 140 metres between the front elevation of the proposed building and front elevations of existing dwellings on Gosforth Lane. The significant separation distance between the proposed building and existing dwellings is such that it is not considered that the proposed development would result in demonstrable harm to neighbouring amenity, either through overshadowing, loss of light or overlooking.

7.5.3 A Sustainable Drainage (SUDs) scheme was approved in principle at Outline stage (the details being secured via condition) and would introduce a landscaped buffer along the frontage of the site. This would soften the appearance of the development when viewed from properties opposite and would also connect to the existing footway.

7.5.4 It is noted that the residential development would be sited closer to existing properties, however, such details do not form part of the current application. As noted above, the residential development of the remainder of the site would be subject to a separate AOD or FUL application in due course and full consideration of the impact of that development on neighbours would be made at that time.

7.5.5 In summary, the proposed development (care home) is not considered to result in demonstrable harm to neighbouring amenity, either through overshadowing, loss of light or overlooking and would accord with Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) in this regard.

7.6 Quality of accommodation for future occupants, including amenity space

7.6.1 The building has been designed to make the most of its setting, the angular form resulting in multiple elevations which all benefit from high levels of glazing to ensure outlook from the development for the benefit of residents.

- 7.6.2 The submitted Planning, Design and Access Statement also sets out that the design of the development has responded to the current Covid-19 Pandemic, to ensure that in the event of a future pandemic outbreak, the day to day lives of residents are uninterrupted within the building. The layout of the building incorporates these considerations, for example splitting resident rooms into smaller clusters to allow for localised lockdowns within the building, multi-purpose rooms which can be re-purposed during isolation periods and a secure delivery/servicing area to prevent external contamination arising from deliveries. The incorporation of these design features ensures that the care home will be resilient to future pandemic events, ensuring that both residents and staff are kept safer through careful design.
- 7.6.3 With regards to amenity space, Appendix 2 of the Development Management Policies LDD (adopted July 2013) refers to 15sqm per bed space to be provided communally.
- 7.6.4 Due to the stepped design of the building and existing topography, the development includes a series of external amenity areas at each level of the building. This will ensure that residents who are mobility impaired would still have access to outside space. A mix of types of space are also proposed including courtyards, patios, amenity lawns, tree planting, sensory gardens, sculpture and external furniture.
- 7.6.5 In total 2,485 square metres of usable amenity garden space is proposed. This would equate to approximately 33 square metres per bed space, more than double that required by the policy.
- 7.6.6 It is also relevant to note that in addition to the usable amenity garden space, residents would benefit visually from the from 1,625 square metres of planting areas on the terraces around the building and from the woodland buffer zone to the rear and eastern flank of the site.
- 7.7 Wildlife and Biodiversity
- 7.7.1 Section 40 of the Natural Environment and Rural Communities Act 2006 requires Local Planning Authorities to have regard to the purpose of conserving biodiversity. This is further emphasised by regulation 3(4) of the Habitat Regulations 1994 which state that Councils must have regard to the strict protection for certain species required by the EC Habitats Directive.
- 7.7.2 The protection of biodiversity and protected species is a material planning consideration in the assessment of applications in accordance with Policy CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the DMLDD. National Planning Policy requires Local Authorities to ensure that a protected species survey is undertaken for applications that may be affected prior to determination of a planning application.
- 7.7.3 Ecology was fully assessed at Outline stage. A Preliminary Ecological Assessment was submitted and approved with the outline planning application. The assessment concluded that the relative ecological value of the site was deemed to be of site value only although the adjacent Oxhey Wood LWS was considered to be of District value. The redevelopment proposals were not predicted to have any direct impact on the woodland and the creation of a 15m woodland buffer was considered to limit any indirect affects arising from construction and post-development use of the site. The loss of low value habitats within the site was not considered to have a significant impact on important habitats. It was noted that the redevelopment of the site would have a direct impact on roosting bats and slow worms, however, appropriate mitigation measures were proposed.
- 7.7.4 In relation to mitigation measures, for bats this included the licensed exclusion of bats to ensure none are harmed in the demolition of the school building and suitable compensatory measures to ensure the favourable conservation status of the local bat population is maintained. Mitigation measures were also proposed to ensure that no reptiles are harmed

during the site's redevelopment, with a mitigation strategy for translocation proposed, which will involve the complete removal of slow worms from the site.

- 7.7.5 To ensure that nesting birds, hedgehogs and badgers are not harmed as a result of the site's redevelopment, mitigation measures of sensitive avoidance timing or careful hand-searching by a suitably qualified Ecologist will also be implemented.
- 7.7.6 For the development to demonstrate a no net loss of biodiversity and a net biodiversity gain, in addition to the proposed mitigation measures, a number of enhancement measures are proposed which will see the creation of species-rich grassland as well as the creation of an aquatic feature designed to favour wildlife. In addition, species of native and amenity trees and shrubs will be planted within the site with demonstrable wildlife benefits.
- 7.7.7 Conditions attached to the Outline planning permission required the submission of a Woodland Management Plan and for the development to be carried out in accordance with the approved Ecological Appraisal, including the mitigation measures. These conditions remain applicable and will ensure that the impact of the development on ecology and biodiversity is acceptable in accordance with Policy CP9 of the Core Strategy (adopted October 2011).

7.8 Trees and Landscaping

- 7.8.1 To the east of the site is Oxhey Woods Local Nature Reserve. Within this is Abbots Wood which is ancient and semi-natural woodland. Within the application site the grounds are predominantly laid to grass with occasional scattered trees. None of the trees within the site are subject of Tree Preservation Orders.
- 7.8.2 Policy CP12 of the Core Strategy (adopted October 2011) expects development proposals to "have regard to the character, amenities and quality of an area", to "conserve and enhance natural and heritage assets" and to "ensure the development is adequately landscaped and is designed to retain, enhance or improve important existing natural features".
- 7.8.3 Policy DM6 of the Development Management Policies LDD (adopted July 2013) sets out requirements in relation to trees, woodlands and landscaping and sets out that:
 - i) Proposals for new development should be submitted with landscaping proposals which seek to retain trees and other important landscape and nature conservation features. Landscaping proposals should also include new trees and other planting to enhance the landscape of the site and its surroundings as appropriate.
 - ii) Development proposals on sites which contain existing trees and hedgerows will be expected to retain as many trees and hedgerows as possible, particularly those of local amenity or nature conservation value or hedgerows considered to meet the Hedgerow Regulations 1997.
 - iii) Development proposals should demonstrate that existing trees, hedgerows and woodlands will be safeguarded and managed during and after development in accordance with the relevant standards.
 - iv) Development should be designed in such a way as to allow trees and hedgerows to grow to maturity without causing undue problems of visibility, shading or damage. Development likely to result in future requests for significant topping, lopping or felling will be refused.
 - v) Planning permission will be refused for any development resulting in the loss or deterioration to protected woodland (including ancient woodland), protected trees (including aged or veteran trees) and hedgerows, unless conditions can be imposed to secure their protection.
- 7.8.4 The Outline application was accompanied by a Tree Survey and Arboricultural Impact Assessment. The Landscape Officer raised no objection to the proposals, noting that the limited tree removal relates to trees of poor condition/value. The Landscape Officer also

considered that the proposed layout provided scope for new planting, which would mitigate for the losses. A buffer zone separating the ancient woodland was considered necessary and this has been maintained.

7.8.5 Appropriate conditions were attached to the Outline planning permission requiring details of tree protection and a woodland management plan. These conditions remain applicable. The current application is accompanied by detailed landscape plans and landscape management plans and conditions on the AOD would require implementation and management in accordance with these details.

7.8.6 Subject to conditions the development is therefore acceptable in accordance with Policy DM6 of the Development Management Policies LDD (adopted July 2013).

7.9 Highways & Access

7.9.1 Policy CP10 of the Core Strategy requires development to demonstrate that it will provide a safe and adequate means of access. Core Strategy Policy CP1 states that development should provide opportunities for recycling wherever possible.

7.9.2 As noted above, 'Access' was approved in full at Outline stage and no changes are proposed. The proposed single point of vehicular access from Gosforth Lane is in conformity with the means of access plan submitted and approved with the Outline planning consent. Visibility and highway safety were considered at the outline stage and the plan was approved accordingly.

7.9.3 The internal access road which serves the care home follows the route indicated on the Outline planning application indicative site layout. The internal road layout within the care home itself has been designed to take account of all vehicles including service deliveries, refuse collection, emergency vehicles and the appropriate turning facilities have been provided.

7.9.4 In terms of pedestrian access, new footways are created throughout the development to allow pedestrians safe access/egress to the site, to enhance the permeability of the area and to enable woodland walks through the adjacent woodland areas.

7.9.5 Due to the steep site topography two alternative pedestrian approaches are proposed. The primary route follows the central access road. A secondary pedestrian access route with a 1:20 gradient level access is accommodated along the spur road which bounds the eastern boundary woodland exclusion zone.

7.9.6 Appropriate conditions, including the requirement for a Construction Management Plan, were included at Outline stage.

7.10 Parking

7.10.1 Three Rivers District Council are the Parking Authority, and Policy DM13 and Appendix 5 of the DMLDD set out the car parking requirements for the District. The parking standards indicate that elderly persons residential and nursing homes require 0.25 spaces per resident bed space plus 1 space per 2 staff non-resident with parking for resident staff to be based on general needs.

7.10.2 There would be a minimum requirement of 18.75 spaces based on the number of resident bed spaces indicated. A maximum of 15 staff are expected to be on site at any one time which would equate to 7.5 car parking spaces. Therefore there would be a total requirement for 27 (26.25 rounded) car parking spaces to serve the proposed development.

7.10.3 In relation to accessible spaces, Appendix 5 requires 1 space per 4 spaces, so for a 35 space car park, 9 accessible spaces would be required.

- 7.10.4 The proposed plans indicate 35 car parking spaces of which 9 would be accessible.
- 7.10.5 It is acknowledged that Appendix 5 allows the standards for car parking to be adjusted according to which zone the proposed development is located in. The site is zone 3 where 50-75% car parking provision may be allowed, however, the level of parking provided would exceed adopted standards and does not rely on any zonal reduction.
- 7.10.6 The level of car parking, including accessible spaces, would therefore comply with Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).
- 7.10.7 In relation to cycle parking, Appendix 5 requires 1 short term space per 20 beds plus 1 long term space per 10 staff on duty. The application proposes 4 covered staff spaces and 8 covered visitor spaces. Cycle parking provision would therefore comply with Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).
- 7.11 Sustainability
- 7.11.1 Paragraph 93 of the NPPF states that “Planning plays a key role in helping to shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure”.
- 7.11.2 Policy CP1 of the Core Strategy requires the submission of an Energy and Sustainability Statement demonstrating the extent to which sustainability principles have been incorporated into the location, design, construction and future use of proposals and the expected carbon emissions.
- 7.11.3 Policy DM4 of the DMLDD requires applicants to demonstrate that development will produce 5% less carbon dioxide emissions than Building Regulations Part L (2013) requirements having regard to feasibility and viability. This may be achieved through a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, connection to a local, decentralised, renewable or low carbon energy supply. The policy states that from 2016, applicants will be required to demonstrate that new residential development will be zero carbon. However, the Government has announced that it is not pursuing zero carbon and the standard remains that development should produce 5% less carbon dioxide emissions than Building Regulations Part L (2013) requirements having regard to feasibility and viability.
- 7.11.4 Three Rivers District Council declared a ‘Climate Emergency’ in 2019. The Climate Change Motion put forward by Members commits the council to use all practical means to reduce the impact of council services on the environment, use all planning regulations and the Local Plan to cut carbon emissions and reduce the impact on the environment. Whilst the declaration of the Climate Emergency is noted, it is the current adopted Policy DM4 against which any planning applications must be currently be assessed. However, it is noted that the Planning, Design and Access Statement submitted with the application sets out that in support of the objective to deliver a sustainable development in line with Hertfordshire County Council’s (as applicant) Sustainable Hertfordshire Strategy 2020, with a long-term ambition to achieve net zero carbon, this development establishes a fabric first approach, embracing sustainable measures including, off site construction, renewable technologies, thermally high performance construction methods, solar shading and glazing treatments and sustainable urban drainage systems.
- 7.11.5 In addition, the development introduces on site energy generation through the provision of roof mounted solar photovoltaic panels, to help offset the carbon emissions of the building. The submitted Energy Statement sets out that the development would achieve a 35% reduction in emissions which exceeds the 5% policy requirement and supports the Council’s commitment to the Climate Emergency. A condition on any grant of consent would require implementation of the amended Energy Statement prior to occupation.

7.11.6 The development complies with requirements of Policy DM4 of the Development Management Policies LDD (adopted July 2013).

7.12 Flood Risk and Drainage

7.12.1 Policy CP1 of the Core Strategy (adopted October 2011) sets out that development should avoid areas at risk from flooding. Policy DM8 of the Development Management Policies LDD (adopted July 2013) sets out that in accordance with National Policy, the Council will only permit development if it is demonstrated that there will be no adverse impact on areas at risk of flooding. Development will only be permitted where it would not be subject to unacceptable risk of flooding and would not unacceptably exacerbate the risk of flooding elsewhere. Where practicable, existing flood risks should be reduced. Policy CP1 of the Core Strategy (adopted October 2011) states that there is a need to avoid development in areas at risk from flooding and to minimise flood risk through the use of Sustainable Drainage Systems. The application site is within Flood Zone 1.

7.12.2 A Flood Risk Assessment and Drainage Strategy was submitted at Outline stage. These were reviewed by the Lead Local Flood Authority (LLFA) who raised no objections. They confirmed that the proposed development site can be adequately drained and can mitigate any potential existing surface water flood risk if carried out in accordance with the submitted drainage strategy. The LLFA recommended that conditions be attached at Outline stage and these remain applicable.

7.12.3 Condition 7 required detailed final designs of the drainage system to be submitted. This condition has been subsequently discharged, and the relevant SUDs features are incorporated within the plans forming part of this application. A management and maintenance scheme is also required by condition. The LLFA have raised no in principle objection to the management and maintenance details provided, however, have requested that 'as built' drawings be included and therefore this condition has not been discharged at this time and remains applicable.

7.13 Refuse, Recycling & Servicing

7.13.1 Policy DM10 (Waste Management) of the DMLDD advises that the Council will ensure that there is adequate provision for the storage and recycling of waste and that these facilities are fully integrated into design proposals. New developments will only be supported where:

- i) The siting or design of waste/recycling areas would not result in any adverse impact to residential or work place amenity
- ii) Waste/recycling areas can be easily accessed (and moved) by occupiers and by local authority/private waste providers
- iii) There would be no obstruction of pedestrian, cyclists or driver site lines

7.13.2 Waste would be stored within the designated area and collected via private commercial contract via the main car park from the service yard. The submitted details demonstrate that a large refuse vehicle can access and exit the site in forward gear. Deliveries would also be received within the service yard. The submitted details are considered acceptable in accordance with Policy DM10 of the Development Management Policies LDD (adopted July 2013).

7.13.3 A Site Waste Management Plan is required by condition on the Outline planning permission.

8 Recommendation

8.1 That APPROVAL be given for the Reserved Matters comprising layout, scale, appearance subject to the following conditions:

C1 Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

Side wide layout plans

1276PL RDT ZZ XX DR A 0800 Constraints and Opportunity Plan PL1
1276PL RDT ZZ XX DR A 0001 Site Location Plan PL2
1276PL RDT ZZ XX DR A 0005 Site Location Plan - Aerial Photo PL2
1276PL RDT ZZ XX DR A 0060 Existing Contextual Site Plan - Black and White PL2
1276PL RDT ZZ XX DR A 1050 Proposed Contextual Site Plan - Coloured PL2
1276PL RDT ZZ XX DR A 1060 Proposed Contextual Site Plan - Black and White PL2
1276PL RDT ZZ XX DR A 1070 Proposed Land Required For Delivery of Access, Drainage & Amenity Landscape PL2
1276PL RDT ZZ XX DR A 1100 Proposed Site Plan - Coloured PL2
1276PL RDT ZZ XX DR A 1110 Proposed Site Plan - Black and White PL2
1276PL RDT ZZ XX DR A 1160 Proposed Site Plan - Secure by Design PL2

Floor plans

1276PL RDT ZZ 00 DR A 2100 Proposed Ground Floor Plan PL1
1276PL RDT ZZ 00 DR A 2105 Proposed Ground Floor Plan - Coloured PL1
1276PL RDT ZZ 01 DR A 2200 Proposed First Floor Plan PL1
1276PL RDT ZZ 01 DR A 2205 Proposed First Floor Plan - Coloured PL1
1276PL RDT ZZ 02 DR A 2300 Proposed Second Floor Plan PL1
1276PL RDT ZZ 02 DR A 2305 Proposed Second Floor Plan - Coloured PL1
1276PL RDT ZZ 03 DR A 2400 Proposed Roof Plan PL1

Elevations

1276PL RDT ZZ ZZ DR A 3000 General Arrangement Elevations - Coloured - Sheet 1 PL1
1276PL RDT ZZ ZZ DR A 3001 General Arrangement Elevations - Coloured - Sheet 2 PL1
1276PL RDT ZZ ZZ DR A 3100 General Arrangement Elevations - Black And White - Sheet 1 PL1
1276PL RDT ZZ ZZ DR A 3101 General Arrangement Elevations - Black And White - Sheet 2 PL1
1276PL RDT ZZ ZZ DR A 3275 Illustrative Elevations - Sheet 1 PL1
1276PL RDT ZZ ZZ DR A 3276 Illustrative Elevations - Sheet 2 PL1

Landscape

0792.1.1 Framework Scheme Care Home 07.12.20
0792.1.2 Care Home Planting Plan 09.12.20
0792.1.3 Care Home Tree Planting 06.12.20
0792.1.4 Little Furze Care Home Hard Landscape 07.12.20
0792.1.5 Rev B Little Furze enabling works soft landscape 02.03.2021
0792.1.6 Rev B Little Furze enabling works hard landscape 02.03.2021
0792.1.7 Rev B Little Furze enabling works landscape framework plan 02.03.2021
Landscape Management Plan Care Home (RM)
Landscape Management Plan Enabling Works (RM)

Arboriculture

1471-KC-XX-YTREE-TreeConstraintsPlan01RevA
1471-KC-XX-YTREE-TreeProtectionPlan01Rev0

Levels and Drainage

812598-IW-XX-XX-DR-C-6000-P5_Drainage Layout

812598-IW-XX-XX-DR-C-6001-P2_Drainage Construction Details
812598-IW-XX-XX-DR-C-6002-P6_External Works Layout
812598-IW-XX-XX-DR-C-6003-P2_External Works Construction Details
812598-IW-XX-XX-DR-C-6004-P5_Proposed Access Road Layout Sheet 1
812598-IW-XX-XX-DR-C-6005-P4_Proposed Access Road Layout Sheet 2
812598-IW-XX-XX-DR-C-6006-P3_Proposed Access Road Cross Sections
812598-IW-XX-XX-DR-C-6007-P5_Access Road Proposed Drainage Layout Sheet
1
812598-IW-XX-XX-DR-C-6008-P4_ Access Road Proposed Drainage Layout Sheet
2
812598-IW-XX-XX-DR-C-6009-P3_Impermeability Plan

Lighting

191323-CPW-XX-XX-DR-E-EXT02 Proposed External Lighting T3

Vehicle Tracking

812598-IW-XX-XX-DR-C-TR01 P2
812598-IW-XX-XX-DR-C-TR02 P2
812598-IW-XX-XX-DR-C-TR03 P2
812598-IW-XX-XX-DR-C-TR04 P2
812598-IW-XX-XX-DR-C-TR05 P2
812598-IW-XX-XX-DR-C-TR06 P2
812598-IW-XX-XX-DR-C-TR07 P2
812598-IW-XX-XX-DR-C-TR08 P2

Reason: For the avoidance of doubt, in the proper interests of planning and in accordance with Policies PSP2, CP1, CP2, CP3, CP4, CP8, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011), Policies include DM1, DM2, DM3, DM4, DM6, DM7, DM8, DM9, DM10, DM11, DM12, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and Policy SA1 of the Site Allocations Local Development Document (adopted November 2014).

C2 Materials - Details

Before any building operations above ground level hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: To prevent the building 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).

C3 Sedum Roofs – Maintenance and Management

Prior to the first occupation of the development hereby permitted, details of the long term management and maintenance of the sedum roofs hereby permitted, including management responsibilities, timescales and maintenance schedules, shall be submitted to and approved in writing by the Local Planning Authority. The sedum roof management plan shall be carried out as approved.

Reason: To ensure that the approved sedum roofs are satisfactorily maintained, 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).

C4 Energy Statement – In accordance with

The development shall not be first occupied until the energy saving and renewable energy measures detailed within the approved Energy Statement (191323 P1, 3/12/20) are incorporated into the approved development.

Reason: To ensure that the development meets the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM4 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and to ensure that the development makes as full a contribution to sustainable development as possible.

C5 Landscaping

Hard and soft landscaping is approved in accordance with the details set out on the following approved plans/schedules:

0792.1.1 Framework Scheme Care Home 07.12.20

0792.1.2 Care Home Planting Plan 09.12.20

0792.1.3 Care Home Tree Planting 06.12.20

0792.1.4 Little Furze Care Home Hard Landscape 07.12.20

0792.1.5 Rev B Little Furze enabling works soft landscape 02.03.2021

0792.1.6 Rev B Little Furze enabling works hard landscape 02.03.2021

0792.1.7 Rev B Little Furze enabling works landscape framework plan 02.03.2021

Landscape Management Plan Care Home (RM)

Landscape Management Plan Enabling Works (RM)

All soft landscaping works required by the approved scheme shall be carried out before the end of the first planting and seeding season following first occupation of any part of the buildings within that phase of the development or completion of the development, whichever is sooner.

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.

If any existing tree shown to be retained, or the proposed soft landscaping, are removed, die, become severely damaged or diseased within five years of the completion of development they shall be replaced with trees or shrubs of appropriate size and species in the next planting season (ie November to March inclusive).

Reason: This condition is required to ensure the completed scheme has a satisfactory visual impact on the character and appearance of the area, 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).

C6 Landscape Management Plan

The approved Landscape Management Plans (Landscape Management Plan for Little Furze Care Home – Ref:e/pj/0792/carehome/manplan.doc and Landscape Management Plan for Little Furze Enabling Works – Ref:e/pj/0792/enabling works/manplan.doc) shall be carried out as approved.

Reason: To ensure that the approved landscaping is satisfactorily maintained, 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).

C7 External Lighting

External lighting shall be installed and maintained only in accordance with the approved External Lighting Statement and Plan (191323-CPW-XX-XX-DR-E-EXT02).

Reason: In the interests of visual amenity and biodiversity and to meet the requirements of Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policies DM6 and DM9 of the Development Management Policies LDD (adopted July 2013).

8.2 **Informatives:**

- 11 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £116 per request (or £34 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. If your development is CIL liable, even if you have been granted exemption from the levy, please be advised that before commencement of any works it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (As Amended) that CIL form 6 (Commencement Notice) must be completed, returned and acknowledged by Three Rivers District Council before building works start. Failure to do so will mean you lose the right to payment by instalments (where applicable), and a surcharge will be imposed. However, please note that a Commencement Notice is not required for residential extensions IF relief has been granted.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- 12 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 13 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development

Management Procedure) (England) Order 2015. The development maintains/improves the economic, social and environmental conditions of the District.