

PLANNING COMMITTEE – 24 JUNE 2021

PART I - DELEGATED

11. **21/1170/FUL: Variation of Condition 2 (Approved Plans) of planning permission 20/1748/FUL: (District Council Application: Demolition of existing two storey office building, two storey stacked portable cabins, and existing single storey sheds and stores, and the construction of a replacement single storey office building with meeting space and ancillary facilities to east of site. Alterations to car and lorry parking). Variation to increase height of building at BATCHWORTH DEPOT, HAREFIELD ROAD, RICKMANSWORTH, WD3 1LU**

Parish: Batchworth Community Council
Expiry of Statutory Period: 1 July 2021

Ward: Rickmansworth Town
Case Officer: Adam Ralton

Recommendation: That Planning Permission be Granted.

Reason for consideration by the Committee: The applicant is Three Rivers District Council.

1 Relevant Planning History

- 1.1 06/2134/FUL: Re-open an old gateway to make new vehicular access with new gates. Approved February 2007.
- 1.2 19/1557/FUL: District Council Application: Demolition of existing two storey office building, two storey stacked portable cabins, and existing single storey sheds and stores, and the construction of a replacement two storey office building to east of site. Alterations to car and lorry parking. Approved by Planning Committee in October 2019.
- 1.3 20/1748/FUL: District Council Application: Demolition of existing two storey office building, two storey stacked portable cabins, and existing single storey sheds and stores, and the construction of a replacement single storey office building with meeting space and ancillary facilities to east of site. Alterations to car and lorry parking. Approved by Planning Committee in October 2020.
- 1.4 21/1289/NMA: Non material amendment to planning permission 20/1748/FUL: Amendment to wording of Condition 13 and Condition 14 to allow the phased implementation of the development and submission of details pursuant to these conditions, and amendment to wording of Condition 7 to enable phased implementation of tree protection measures. Approved June 2021.

2 Description of Application Site

- 2.1 The application site is accessed via two vehicular access points on the northern side of Harefield Road, Rickmansworth. It is located between part of the car park serving a Tesco store to the west, and a row of terraced dwellings to the east. The northern boundary of the site is marked by the Grand Union Canal, with a number of canal boat moorings present adjacent to this northern boundary. The southern boundary is Harefield Road and is marked by fencing and a row of mature trees (primarily Hornbeam, Birch, Horse Chestnut and Lime).
- 2.2 The site contains a number of buildings. To the west is a two storey office building, clad in corrugated metal and with a shallow pitched roof. To the immediate north and south of the building is a large expanse of hardstanding used for parking refuse and other operational vehicles. There are also a number of small sheds and stores to the side and rear of this office building. The hardstanding to the east of this office building is part of the main vehicular route through the site.

- 2.3 Beyond this, to the northern part of the site is land owned and operated by Thames Water. This falls outside of the application site, and contains a single building and a number of trees. To the south of this is a large metal clad workshop building, used for vehicle repair and maintenance. At the time of the previous applications, porta-cabins were in situ. These have since been removed from the site. The hardstanding to the north and east of this is generally available for staff car parking.
- 2.4 The north and western part of the site is within Flood Zone 2 and 3. The site is opposite a pair of Grade II Listed Buildings (21 and 25 Harefield Road).

3 Description of Proposed Development

- 3.1 This application proposes the demolition of the majority of existing buildings on the site (including the existing two storey office building the additional stores located around the site's perimeter and the outside of the existing office building) and the construction of a replacement office building to the east of the site and immediately east of the existing (and retained) workshop building. Alterations are also proposed to the location of the car and operational vehicle parking areas and to other hard and soft landscaping within the site.
- 3.2 The proposed replacement office building would be single storey, and would measure approximately 18.3 metres in width by 12.3 metres in depth. The cladding would overhang a further 0.2m on average on all elevations. The proposed building would be located between 5.6 and 12.3 metres back from the front boundary of the site with Harefield Road. The building would be approximately 4.2 metres high overall, with the solar panels raised up to 0.5m above the roof. The submitted Design and Access Statement notes that the proposed building would be clad in vertical timber cladding. Windows on the south façade would include horizontal fins, with vertical fins included on the east-facing windows to provide protection against overheating and early morning glare.
- 3.3 The proposed building would provide office facilities including meeting areas, WCs, kitchen, storage and desk space. The nature of the use of the site and the office is not proposed to be materially changed from the existing. The application site accommodates the Council's Environmental Protection service, which includes the Waste Management and Grounds Maintenance teams. The site is used for storage of refuse collection vehicles
- 3.4 To the immediate front of the building would be a space with benches and tables for staff. A 1.8m high fence would enclose this area, but would be set back between 3 and 4 metres from the footway, with a 0.6m fence proposed directly alongside the footway. The area between the fences would be grass, and would include the existing trees along the front boundary.
- 3.5 To the rear of the proposed office building would be 32 car parking spaces (including 3 allocated disabled spaces), with cycle parking provided to the east of the site entrance.
- 3.6 To the west of the site, in the location of the existing office building, parking would be provided for operational vehicles (including 26ton refuse collection vehicles, and smaller 18ton, 7.5ton and 3.5ton vehicles).
- 3.7 This application has been submitted following the approval of planning permission 20/1748/FUL. The only change between the previously approved scheme and the current scheme is the increase in the height of the proposed office building from 3.6m to 4.2m.

4 Consultation

4.1 Statutory Consultation

4.1.1 Batchworth Community Council: [No comment]

Batchworth Community Council has no comment to make.

4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 41

4.2.2 No of responses received: None received.

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 Development 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 PSP1, CP1, CP6, CP9, CP10 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 DM3, DM4, DM6, DM8, DM9, DM10, DM13 and Appendix 5.

6.3 Other

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 Principle of Development

7.1.1 The application site is an existing operational Council Depot. The development subject of this application does not change the nature of the use of the site, but proposes an alteration to the previously approved scheme which related to the demolition of the existing office building and a number of other, smaller, outbuildings, and the construction of a replacement office building. There is no change of use proposed as part of the proposal. Enabling works have commenced on site, however as there has been no material change in circumstances at or adjacent to the site, and no changes to the Development Plan, it is considered necessary to only assess the differences between the approved scheme and the current scheme, to ascertain whether the amendments are acceptable or result in any conflict with the Development Plan.

7.2 Impact on Character and Street Scene

7.2.1 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'. Development should make efficient use of land but should also respect the 'distinctiveness of the surrounding area in terms of density, character, layout and spacing, amenity, scale, height, massing and use of materials'; 'have regard to the local context and conserve or enhance the character, amenities and quality of an area' and 'incorporate visually attractive frontages to adjoining streets and public spaces'.

7.2.1 The proposed replacement office building would still be single storey, with the height increased from 3.6m to 4.2m. Having regard to the relatively small nature of the height increase, that the siting of the building relative to its surroundings is unchanged, and that a two storey building has previously been permitted at the site, it is not considered that the proposed building would appear prominent or visually intrusive within the street scene.

7.2.2 The application site is opposite a pair of semi-detached listed cottages. Policy DM3 notes that development should sustain, conserve and enhance the significance, character and setting of heritage assets. In this instance, the listed cottages directly face Harefield Road, whilst the proposed building would remain set back from Harefield Road and enclosed in part with fencing. The Conservation Officer raised no objections to the two storey proposal or the previous scheme and considering the separation distances, it is not considered that the height increase would result in any adverse impact on the setting of the listed buildings.

7.2.3 In summary, it is considered that the amendments to the previously approved scheme would not have an adverse impact on the character or appearance of the site, the street scene or the wider locality.

7.3 Impact on amenity of neighbours

7.3.1 Policy CP12 of the Core Strategy 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'.

7.3.2 The nearest neighbouring properties are the row of terraces to the east of the site, with Nos. 14 and 16 Harefield Road being closest to the site. There are also neighbouring

dwellinghouses on the opposite side of Harefield Road, and narrowboat moorings to the rear of the site.

- 7.3.3 The siting of the proposed building remains unchanged from the previous application. The height increase is not considered to result in any adverse impact on the amenities of the occupants of any neighbouring residential property.

7.4 Other Matters

- 7.4.1 The report relating to the previous application contained an assessment in respect of the impact of the proposed development on wildlife and biodiversity, trees and landscape, access and car parking, sustainability, flood risk and drainage, and refuse and recycling. Given that the siting of the proposed building is not to be changed, with only the height increasing, it is not considered that there would be any implications for any of these considerations.

7.5 Conditions

- 7.5.1 This application includes the majority of conditions as attached to the previous planning permission. However in respect of Conditions 7, 13 and 14 (as numbered on the previous permission, now numbered 6, 12 and 13) the wording of these has been amended following an approved non-material amendment, to facilitate a phased implementation to the development. Further, details have been submitted to the LPA for its consideration in respect of conditions 10 and 11 and those details approved, so those conditions (now C9 and 10) have been updated to reflect the approved details.

8 **Recommendation**

- 8.1 That PLANNING PERMISSION BE GRANTED subject to the following conditions:

C1 The development hereby permitted shall be carried out in accordance with the following approved plans: BWD-BWB-GEN-XX-DR-TR-100 P02, 110 P4, 111 P3, 112 P1, 113 P3, ARBTECH TPP 02, ARBTECH AIA 02, Drawing No 001 A, 005A, 400 A, 1010 A, 1100 A, 1105 A, 1200 Rev C, 219284-C-900 P7, 219284-C-901 P1, 19073.SS.001 T6.

Reason: For the avoidance of doubt, in the proper interests of planning and in accordance with Policies PSP1, CP1, CP6, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM3, DM4, DM6, DM8, DM9, DM10, DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

C2 Before any building operations above ground level hereby permitted are commenced, samples and details of the proposed external materials, and a maintenance schedule for the proposed 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).

C3 Prior to the installation of any of the fencing as shown on Drawing No. 1010 REV A, elevations and details of the appearance and finish of all fencing types shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall thereafter be installed only in accordance with the details as approved by this condition.

Reason: To ensure the means of enclosure have a satisfactory impact on the street scene and wider area in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011).

- C4 Notwithstanding the plans submitted, prior to the installation of any lighting on site full details and specification of the proposed lighting for the development shall be submitted to and approved in writing by the Local Planning Authority. The specification shall include heights of lighting columns, spillage diagrams and proposed hours of operation. The lighting shall thereafter be implemented only in accordance with the agreed details.

Reason: To comply with paragraph 180 of the National planning policy framework as the lighting at waterside developments should be designed to minimise the problems of glare, show consideration for bats and unnecessary light pollution should be avoided by ensuring that the level of luminance is appropriate for the location, is sustainable and efficient, and protect the integrity of the waterway infrastructure in the interests of safeguarding protected species and the character of the area and to meet the requirements of Policies CP1 and CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C5 No development shall take place above ground floor slab level until a Landscape and Biodiversity Plan has been submitted to and approved in writing by the Local Planning Authority.

The plan shall include details of how it is planned to incorporate biodiversity as part of the development scheme, details of proposed tree and soft planting locations and species, the location of bird, bat and other habitat boxes, and details of all proposed hard landscaping.

The biodiversity enhancement plans and hard landscaping shall be implemented in full prior to the first occupation of the building hereby permitted. The 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 or completion of the development, whichever is sooner.

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 or completion of the development, whichever is sooner.

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 (i.e. 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. It is required to be a pre-commencement condition to enable the LPA to assess in full the trees to be removed and the replacement landscaping requirement before any works take place, and to ensure trees to be retained are protected before any works commence in the interests of the visual amenity 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 The development hereby permitted shall be implemented only in accordance with the Arbtech Arboricultural Method Statement dated 3 September 2020, and the Tree Protection Plan Arbtech TPP 02 dated Sept 2020, and the Arbtech Tree Protection Plan TPP01 detailing the proposed phasing as submitted to the LPA and approved relating to non-material amendment application 21/1289/NMA.

The tree protection measures, including fencing, shall be installed in full accordance with Drawing Arbtech TPP 02 dated Sept 2020 before any equipment, machinery or materials are brought on to the site for the purposes of development in relation to that Phase of the 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 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 condition is a pre-commencement condition to ensure that no development takes place until appropriate measures are taken to prevent damage being caused to trees during construction, to protect the visual amenities of the trees, area and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C7 Prior to the first use of the development hereby permitted the proposed access, on-site car and cycle parking and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plans and retained thereafter available for that specific use.

Reason: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- C8 Prior to the first use of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan number BWD-BWB-GEN-XX-DR-TR-100 P02. The splays shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway. This would include any overhanging branches from the existing trees within the site under 2m in height

Reason: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- C9 Within one month of the date of this decision, full details of all proposed construction vehicle access, movements, parking arrangements and facilities to restrict the generation of dust and mud from the site proposed during the construction period have been submitted to and approved in writing by the Local Planning Authority. The relevant details should be submitted in the form of a Construction Management Plan/Statement and the approved details are to be implemented throughout the construction programme.

Reason: To minimise danger, obstruction and inconvenience to users of the highway in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- C10 Within one month of the date of this decision, details of a construction environmental management plan, which includes details of the protection of the waterway during construction of the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be implemented only in accordance with the plan as approved by this condition.

Reason: In the interests of safeguarding protected species and to meet the requirements of Policies CP1 and CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C11 The development hereby permitted shall be constructed only in accordance with the energy saving measures set out in the submitted Energy Demand Statement (Report PA-ES-BATCHDPT-TRC-20-04 dated September 2020).

Reason: This is a condition to ensure that the development 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) and to make as full a contribution to sustainable development principles as possible.

C12 Part A

Within one month of the date of this decision, a remediation strategy to deal with the risks associated with contamination of the site in respect of the area labelled as Phase 1 at Appendix K of the Phase 2 Environmental Investigation report by Go Contaminated Land Solutions shall be submitted to, and approved in writing by the local planning authority. This strategy should include the following components:

- 1) A site investigation scheme, based on the submitted Phase 1 Environmental Report of a site at Batchworth Depot, Rickmansworth for Three Rivers District Council (Ref 1652-P1E-1) by GO Contaminated Land Solutions dated October 2020 to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
- 2) The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the prior written consent of the local planning authority. The scheme shall be implemented as approved.

Part B

No development approved by this planning permission shall take place within the area labelled as Phase 2 at Appendix K of the Phase 2 Environmental Investigation report by Go Contaminated Land Solutions until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by the local planning authority. This strategy should include the following components:

- 1) A site investigation scheme, based on the submitted Phase 1 Environmental Report of a site at Batchworth Depot, Rickmansworth for Three Rivers District Council (Ref 1652-P1E-1) by GO Contaminated Land Solutions dated October 2020 to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
- 2) The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the prior written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: This condition is required to ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the NPPF and Policy DM9 of the Development Management Policies LDD (July 2013). It is required to be pre-commencement to ensure that the necessary details and measures are agreed before any works take place which could cause pollution.

C13 Part A

No development approved by this planning permission within the area labelled as Phase 1 at Appendix K of the Phase 2 Environmental Investigation report by Go Contaminated Land Solutions shall be first occupied until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the local planning authority.

Part B

No development approved by this planning permission shall take place within the area labelled as Phase 2 at Appendix K of the Phase 2 Environmental Investigation report by Go Contaminated Land Solutions until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the local planning authority.

Reason: To ensure that the site does not pose any further risk to the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures, and to prevent deterioration of controlled waters. This is in line with paragraph 170 of the NPPF and Policy DM9 of the Development Management Policies LDD (July 2013).

- C14 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority and no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until an investigation and risk assessment has been undertaken, and where remediation is necessary a remediation scheme detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation scheme shall thereafter be implemented as approved.

Reason To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution or risk to future site users or ecological systems from previously unidentified contamination sources at the development site and to prevent deterioration of controlled waters. This is in line with paragraph 170 of the NPPF and Policy DM9 of the Development Management Policies LDD (July 2013).

- C15 Prior to any part of the permitted development being occupied, a verification report demonstrating the completion of works set out in the approved remediation strategies as submitted pursuant to Conditions 13 and 15 and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the NPPF and Policy DM9 of the Development Management Policies LDD (July 2013).

- C16 No drainage systems for the infiltration of surface water to the ground are permitted other than with the prior written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site and to prevent deterioration of controlled waters. This is in line with paragraph 170 of the NPPF and Policy DM9 of the Development Management Policies LDD (July 2013).

- C17 Piling, deep foundations or other intrusive groundworks (investigation boreholes/tunnel shafts/ground source heating and cooling systems) using penetrative methods shall not be carried out other than in accordance with a detailed method statement which has been submitted to and approved in writing by the local planning authority before such works take place. The development shall be carried out in accordance with the approved details.

Reason To ensure that any proposed Piling, deep foundations or other intrusive groundworks (investigation boreholes/tunnel shafts/ground source heating and cooling systems) do not harm groundwater resources in line with paragraph 170 of the NPPF and Policy DM9 of the Development Management Policies LDD (July 2013).

- C18 A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.

Reason To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site and to prevent deterioration of controlled waters. This is in line with paragraph 170 of the NPPF and Policy DM9 of the Development Management Policies LDD (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. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) (for self-build housing) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable

development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

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 applicant and/or their agent and the Local Planning Authority engaged in pre-application discussions which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- 14 The applicant is reminded that the proposed development is located within 15m of a Thames Water Sewage Pumping Station and this is contrary to best practice set out in Sewers for Adoption (7th edition). Future occupiers of the development should be made aware that they could periodically experience adverse amenity impacts from the pumping station in the form of odour; light; vibration and/or noise.
- 15 The applicant is advised that there are public sewers crossing or close to your development. Thames Water require that if you are planning significant work near their sewers, it is important that you minimize the risk of damage. Thames Water would need to check that your development doesn't limit repair or maintenance activities, or inhibit the services they provide in any other way. The applicant is advised to read Thames Water's guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.
- 16 The applicant is advised that a Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
- 17 The applicant is advised that Thames Water recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

- 18 In relation to the information required by Condition 6 (lighting) the applicant is advised to have regard to the following comments from Herts Ecology when designing on-site lighting: Any potential new lighting impacts associated with the proposed development (both during and post construction phase) should be minimised by the use of lights with warm white light sources, and directional downlights - illuminating below the horizontal plane which avoid light trespass into the environment, particularly the adjacent river. The use of light directional accessories such as baffles, hoods and louvres can assist with this. Particular attention should be made to avoid lighting of the trees and boundary hedgerows neighbouring the development site. Lighting types to be avoided include any blue-white light sources, metal halide and mercury lamps, and any form of uplighting, which lights above the horizontal plane, illuminating trees and foraging habitat. Guidance produced by Bat Conservation Trust (BCT), Institute of Lighting Professionals (ILP) 2018, and International Commission on Illumination (CIE) 150:2017 may be useful.
- 19 The applicant is encouraged to seek to provide additional tree planting at the Aquadrome to replace trees to be lost at the application site. The applicant is encouraged to plant eight trees, to replace the four trees to be felled at the application site.
- 110 The applicant is encouraged to ensure that the application site is capable of accommodating Electric Vehicle Charging Points.