Date of Meeting: 13 November 2014

APPLICATION NO: 14/1186/FUL

DATE OF APPLICATION: 30 July 2014

STATUTORY START DATE: 14 August 2014

SITE LOCATION
Land Rear Of 15-17,London Road,Bushey,Hertfordshire,

DEVELOPMENT
Erection of medical centre with new access road. Associated car parking, refuse store and cycle spaces (amended plans received 7/10/2014).

AGENT
Mr James Holmes
184 High Street
Berkhamstead
HP4 3AT

APPLICANT
Attenborough Surgery
London Road
Bushey
WD23 2NN

WARD: Bushey St James
GREEN BELT: Yes
CONSERVATION AREA: No
LISTED BUILDING: No
TREE PRES. ORDER: No

1.0 Summary of Recommendation

1.1 Grant planning permission subject to conditions.

2.0 Application site/surrounding area

2.1 The application site is located on the south side of London Road, in the Metropolitan Green Belt. To the south, south east and north of the site is open Green Belt. To the north east of the site are 2 x two storey high semi-detached properties, one of which has loft accommodation. These properties have domestic gardens to the front and rear. 17 London Road runs an osteopathic clinic from home. To the west of the site, is a two/three storey high flatted scheme with accommodation within the roof. The flatted scheme has associated car parking. The current medical centre is located adjacent to the flatted scheme. Further afield, there are a mix of residential, commercial and educational buildings.

2.2 The site is screened by a bund on the northern, eastern and southern boundaries. The land levels as shown on the survey plan significantly drop from the top of the bund to the application site. This drop in land levels
is approximately 10 metres. The site is surrounded by mature trees and shrub. The boundary treatment with the flatted scheme is wooden fencing of approximately 2.0 metres high. However the application site itself is covered in shrubby grass. Adjacent to the site is a wildlife site, and main gas pipe line.

2.3 In regards to transport modes, there are two bus routes on this part of London Road, 142 and 258. Bus number 142 route is from Watford to Brent Cross and Bus number 258 is from Watford to South Harrow. There are a number of car parking bays on London Road including one disabled car parking bay. Bushey underground and railway stations are approximately 10 minutes away by car. On this part of London Road, there are speed cameras and a single yellow line which restricts car parking.

3.0 Proposal

3.1 The planning application seeks to erect a part two, part single storey medical centre. The building would be modern in design incorporating a curved glazed frontage with inward projecting pentagon shaped pharmacy. This is attached to a part two, part single storey right angled rectangular shape with flat roof. The proposal seeks to use modern materials with an aluminium or steel in copper green powder coating roof and large areas of glazing.

3.2 The medical centre would house two NHS doctors’ practices; Manor View Practice and Attenborough Surgery which seek to relocate from their former premises on London Road, Bushey. The ground floor of the medical centre provides accommodation for both doctors’ practices with separate waiting rooms, consulting rooms and ancillary accommodation. A pharmacy is also provided for public use. The first floor provides accommodation primarily for both doctors’ staff. A basement provides staff car parking, storage and a plant room.

3.3 The vehicular access would be located to the north of the site onto London Road. The vehicular access would measure 6.2 metres wide; with a bell mouth to accommodate visibility splays. At approximately 40 metres into the site, the vehicular access splits into two with additional car parking and an area which widens to provide a turning circle. A separate pedestrian footpath would be included. This would be 1.8 metres wide and extend from London Road to the front pedestrian entrance of the medical centre. There would be secure basement car parking for 25 vehicles including 2 disabled spaces, motorcycle parking and 6 cycle spaces. On the surface level car park, there would be 44 car parking spaces provided, excluding 1 ambulance space, 6 disabled spaces and 14 cycle spaces by way of cycle hoops.

3.4 A detached bin store would be provided externally at the rear of the ambulance parking space.

3.5 This application has been taken to committee due to the size of the development.
**Key Characteristics**

<table>
<thead>
<tr>
<th>Site Area</th>
<th>0.787 ha</th>
</tr>
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<tbody>
<tr>
<td>Density</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Mix</strong></td>
<td></td>
</tr>
<tr>
<td>Medical Centre (Use Class D1) = 1827 m².</td>
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<tr>
<td>Basement car park = 603 m².</td>
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<tr>
<td>Pharmacy (Use Class A1) = 120 m².</td>
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<tr>
<td><strong>Dimensions</strong></td>
<td></td>
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<tr>
<td>Width = 63.8 metres</td>
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<tr>
<td>Depth = 50.2 metres</td>
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<tr>
<td>Height = 15 metres</td>
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</tr>
<tr>
<td>All measurements are approximate and are the maximum dimensions.</td>
<td></td>
</tr>
<tr>
<td><strong>Numbers of Car Parking Spaces</strong></td>
<td>Proposed =</td>
</tr>
<tr>
<td>69 car parking spaces.</td>
<td></td>
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<tr>
<td>2 motorcycles.</td>
<td></td>
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<tr>
<td>20 cycle spaces.</td>
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</tbody>
</table>

**Any other relevant statistical information as appropriate**

**4.0 Relevant Planning History:**

<table>
<thead>
<tr>
<th>Reference number</th>
<th>Description</th>
<th>Outcome and date</th>
</tr>
</thead>
</table>

**5.0 Notifications**

<table>
<thead>
<tr>
<th>In Support</th>
<th>Against</th>
<th>Comments</th>
<th>Neighbours Notified</th>
<th>Contributors Received</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>4</td>
<td>0</td>
<td>36</td>
<td>5</td>
</tr>
</tbody>
</table>

One letter of support received in regards to:

- For many years, Bushey has lacked a health centre which supports adequate parking and access. This projects certainly provides these requirements.

Four letters of objection received in regards to:

- Boundary should not be thinned out leaving the centre on view.
- Building is within restricted Green Belt land.
- Building should only be single storey, any structure other than a single storey building is going to dominate and look out of place.
- Due to changes in the land levels around the site, the roof design should be redesigned.
- Roof design has a negative visual impact on the building.
- Floorspace is unnecessary and excessive. A reduction would remove the need for a second floor.
• Loss of privacy to 15/17 London Road’s house and garden.
• Lack of car parking/indiscriminate car parking off site.
• Traffic congestion.
• Noise pollution.
• Pharmacy would have detrimental impact on three local pharmacies.
• Japanese Knotweed.
• Need reassurances that bank will be stabilised.
• Lack of screening.
• Brick wall requires attention.

Public consultation carried out at Attenborough Surgery and Manor View Practice on the 10/3/2014.

Some issues raised are not material planning matters to the planning application and therefore have not been discussed.

### Notices

**Site Notice**  
Expiration Date: 11th September 2014

**Watford Observer 5th September 2014**  
Expiration Date: 26th September 2014

### 6.0 Consultations

<table>
<thead>
<tr>
<th></th>
<th>Objection</th>
</tr>
</thead>
</table>
| Highways HCC     | Objection  
|                  | See appendix 1                                                            |
| Drainage Services| No objection  
|                  | Standard drainage condition required. (CG01)                             |
| Environmental Health & Licensing | No objection  
|                  | The development site is located in an area which used to be a historical brickfield. Therefore the land has been highlighted on the contaminated land database as being potential contaminated under Part 2A of the Environmental Protection Act 1990. The developer must demonstrate that the site is suitable for use. Therefore I must advise the planning department to place a contaminated land condition on the permission, if approved. The condition must relate to human health.  
|                  | No objection regarding noise.                                             |
| National Grid Company Plc | No objection  
|                  | The National Grid have identified that their apparatus is within the vicinity of the proposed |
works. This apparatus is:

- high or intermediate pressure (above 2 bar) gas pipelines with associated equipment.
- low or medium pressure (below 2 bar) gas pipes with associated equipment.
- electricity transmission underground cables and associated equipment.

<table>
<thead>
<tr>
<th>Thames Water Development Planning</th>
<th>No objection</th>
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<tbody>
<tr>
<td><em>Waste Comments</em></td>
<td></td>
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<tr>
<td>With the information provided Thames Water, has been unable to determine the waste water infrastructure needs of this application. Should the Local Planning Authority look to approve the application ahead of further information being provided, we request that the following 'Grampian Style' condition be applied - “Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed”. Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.</td>
<td></td>
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<tr>
<td>Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and</td>
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</table>
combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water’s Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. 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 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.

A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at http://www.thameswater.co.uk/business/9993.htm or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

Water Comments

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

Supplementary Comments

There are known capacity concerns in the local sewerage network. We request that a drainage strategy is submitted. A drainage strategy should detail the site’s existing and proposed foul and surface water discharge rates, along with points of connection to the public network. The developer may also wish to detail any attenuation measures that they are planning to utilise.

We request that the developer produces their drainage strategy in consultation with Thames Water, to show that capacity exists in both the on and off site infrastructure or that it can be provided ahead of occupation. Where additional infrastructure is required, the strategy should go on to identify what is required, where and who is
Once an initial assessment of the proposals has been completed, if Thames Water have any concerns about the potential impact of the development, we may request that the developer funds an impact study. This involves us using a model of the network to see what the impact of the development could be. If it is found that there would be detriment, the study would provide high level solution options. The developer would be able to work with Thames Water to decide on the most appropriate way forward and could use the study to form part of the drainage strategy.

### Affinity Water

**No objection**

You should be aware that the proposed development site is located within an Environment Agency defined Groundwater Protection Zone (GPZ) corresponding to Bushey Pumping Station. This is a public water supply, comprising a number of Chalk abstraction boreholes, operated by Affinity Water Ltd.

The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk. It should be noted that the construction works may exacerbate any existing pollution. If any pollution is found at the site then the appropriate monitoring and remediation methods will need to be undertaken.

For further information we refer you to CIRIA Publication C532 "Control of water pollution from construction - guidance for consultants and contractors".

### Environment Agency

**No objection**

Based on the information submitted by Brian Barber Associates we are now able to remove our objection.

Please ensure the following conditions are included on any planning permission granted. Without these conditions the proposed development presents an unacceptable risk to the environment.

**Condition 1** No development approved by this
planning permission shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A site investigation scheme, based on the submitted report (Nicholson Jones Partnership Limited, March 2014), 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 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 express written consent of the local planning authority. The scheme shall be implemented as approved.

**Reason** This site is located in a Source Protection Zone 1 which means that groundwater here will form part of the public drinking water supply within 50 days. If pollution reaches the groundwater then this may result in the loss of that abstraction point. As the desk study has revealed potentially contaminative previous uses of the site a site investigation is required to further characterise and assess the extent of contamination. This will ensure groundwater is protected in line with your policy CS15.

Paragraph 109 of the National Planning Policy Framework, states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

Paragraph 120 states that local policies and
decisions should ensure that new development is appropriate for its location, having regard to the effects of pollution on health or the natural environment, taking account of the potential sensitivity of the area or proposed development to adverse effects from pollution. Paragraph 121 also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented.

**Condition 2** No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

**Reason** To protect groundwater in line with your policy CS15, The Thames River Basin Management Plan, Planning Practice Guidance and National Planning Policy Framework (see reason 1).

**Condition 3** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

**Reason** To protect groundwater in line with your policy CS15, The Thames River Basin Management Plan, Planning Practice Guidance and National Planning Policy Framework (see reason 1).
Hertfordshire Ecology

No objection

We do not have any biological (habitats or species) records for the application site itself. The nearest protected species records we have are for bats 270m to the north-west and Great crested newts 450m & 500m to the south and south-east.

I note the following ecological reports are available on the LPA website:
- *Phase 1 Habitat Survey* by Arbtech.
- *Full Great Crested Newt Survey* by Arbtech.

**Key points from the reports:**

- The *Phase 1 Habitat Survey* was carried out on 16 May 2013. Much of the site consists of unmown, species poor grass. There is a small amount of bramble scrub to the north-east boundary of the site. Along the eastern and southern boundaries is a species poor hawthorn hedge, which is tree lined with Hornbeam, Sycamore and Oak. To the north of the site is a small stand of immature trees. No further habitat surveys are recommended.
- The site is considered unsuitable for Amphibians, Badgers, Bats, Otters, Water voles, and Reptiles and no further surveys are considered necessary.
- There is moderate potential for nesting Birds in the trees and hedgerow on site and due diligence with site clearance is recommended preferably outside the bird breeding season (March to August).
- The *Full Great Crested Newt Survey* was carried out on 12th/13th May, 16th/17th May, 19th/20th May 2013. The report concludes that there is a low risk of harm to Great crested newts.
- Biodiversity enhancements are suggested along the lines of bird boxes.

**Herts Ecology comments**

1. The Local Records Centre was not consulted for a data search. The application site is adjacent to a County Wildlife Site (WS), known as “Haydon Hill Pastures and Pond” (our
reference 84/012) which is of importance for its grassland composition. From the information provided, I believe the Wildlife Site will not be affected by this proposal.

2. The development will not impact any statutory (or non-statutory - see 1 above) sites of conservation importance, or any habitats of significant value.

3. The proposal does not affect any habitat used by European Protected Species (EPS) so there should not be an adverse affect on EPS (including Bats and Great crested newts). As such, the three tests of the Conservation of Habitats and Species Regulations 2010 do not need to be considered; and a European Protected Species licence will not be required for this project.

4. UK protected species are not considered a constraint to this development proposal.

5. It is not clear why a full Great crested newt survey was thought necessary as the site is considered unsuitable for them on 16 May 2013, and there are no ponds on site. However, as they are known to be in the area I recommend following Informative is added to any permission granted:

   □ “In the event of Great crested newts being found, work must stop immediately and ecological advice taken on how to proceed lawfully from an ecological consultant or Natural England: 0845 6014523”.

The following points should also be considered as Conditions (or similar) if planning permission is granted:

□ Keep the area of grass as short as possible up to, and including, the time when the building works take place, so that it remains unsuitable for Great crested newts to cross.
□ Stored materials (that might act as temporary resting places) are raised off the ground e.g. on pallets or batons; and any rubbish is cleared away to minimise the risk of Great crested newts using the piles for shelter.
□ Any trenches or excavations are backfilled before nightfall or a ramp left to allow Great crested newts to escape easily.

6. I would advise a precautionary approach is
taken to avoid harm to birds and their young and recommend the following **informative** is added to any permission granted:

- **"The removal of trees & shrubs should be carried out during the period September to February only; to protect breeding birds, their nests, eggs and young. If this is not possible then a pre-development (same day) search of the area should be made by a suitably experienced ecologist for breeding birds and their nests. If active nests are found, then clearance work must be delayed until the juvenile birds have left the nest and are fully independent".**

7. I welcome the suggestion of biodiversity enhancements, such as bird boxes. Any soft landscaping should include native seed / fruit (berries) bearing species which will be of value to wildlife.

<table>
<thead>
<tr>
<th>Herts And Middlesex Wildlife Trust</th>
<th>No objection.</th>
</tr>
</thead>
<tbody>
<tr>
<td>I broadly agree with the comments of Hertfordshire Ecology but would add the following.</td>
<td></td>
</tr>
<tr>
<td>1. The number and model of bird boxes should be stipulated – 8 Schwegler woodcrete hole boxes would be suitable, erected on shaded boundary trees. A condition requiring this should be attached to the decision.</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Herts Constabulary Crime Prevention Design Service</th>
<th>No objection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development to be built the physical security of Secured by Design part 2, which is the police approved minimum security standard. This would involve all exterior doors to have been tested to BS PAS 24:2012 or STS 202 BR2 and ground level (easily accessible) exterior windows to BS Pas 24:2012. All glazing in the exterior doors, and ground floor (easily accessible) windows to include laminated glass.</td>
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</tr>
<tr>
<td>The basement parking level, should be secured with an access controlled roller shutter or similar (a barrier arm would not be sufficient), to secure it from casual intrusion overnight. Understand that this parking will be just for staff during the day and would recommend that it uses the same access control during the day. There should be some CCTV of the basement parking area.</td>
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monitored by the reception staff and painting white the wall and ceiling will greatly aid lighting for the use of CCTV.

<table>
<thead>
<tr>
<th>HCC Archaeology</th>
<th>No objection</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Historic Environment Record notes that the site of Crooklog Brickworks was nearby (CHT11362). OS mapping from the 19th century suggests that the buildings associated with this lie to the west of the site, and also that the area of the site has been subject to disturbance/excavation. The current site survey submitted with this application also suggests this. Therefore in this instance, the proposal is unlikely to have an impact on significant archaeological deposits, structures or features.</td>
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<table>
<thead>
<tr>
<th>Natural England Consultation Service</th>
<th>No objection</th>
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</thead>
<tbody>
<tr>
<td>Information regarding the Natural Environment has been provided.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Waste Management Services</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>The size of the bin store does not appear to be adequate for the business activity that will be taking place on-site. As collections from the department will be commercial we can only advise however, we are of the opinion a larger bin store will be required to accommodate general waste and clinical waste.</td>
<td></td>
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</table>

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<thead>
<tr>
<th>Countryside Access Officer</th>
<th>Comments</th>
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</thead>
<tbody>
<tr>
<td>To mitigate the effects of the development a footpath could be dedicated as indicated on the map in red within a section 106 agreement. In our Rights of Way Improvement Plan and Hertsmere Greenways Strategy we are looking to achieve network improvements for local communities. This path has been specifically identified within this plan for improvement. Offering a path at this location would provide a more enjoyable safer attractive route. The paths are a good link from London Road to Attenborough Fields.</td>
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<table>
<thead>
<tr>
<th>NHS England</th>
<th>No Response received.</th>
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</thead>
<tbody>
<tr>
<td>NHS England (CCG)</td>
<td>No Response received.</td>
</tr>
<tr>
<td>Health &amp; Community Services</td>
<td>No Response received.</td>
</tr>
<tr>
<td>Management Board (HCC)</td>
<td>Building Control</td>
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<td>------------------------</td>
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</tr>
<tr>
<td>Senior Traffic Engineer</td>
<td>No Response received.</td>
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<tr>
<td>EDF Energy Networks</td>
<td>No Response received.</td>
</tr>
<tr>
<td>Hertfordshire Fire &amp; Rescue Service</td>
<td>No Response received.</td>
</tr>
<tr>
<td>Tree Officer</td>
<td>No Response received.</td>
</tr>
</tbody>
</table>

### 7.0 Policy Designation
- Green Belt

### 8.0 Relevant Planning Policies

**National Planning Policy Framework (NPPF) 2012**

**Planning Practice Guidance (PPG) 2014**

**C1 Green Belt (Local Plan 2003)**

**C4 Development Criteria in the Green Belt (Local Plan 2003)**

**S2 Surgeries (Local Plan 2003)**

**E03 Species Protection (Local Plan 2003)**

**E7 Trees and Hedgerows –Protection and Retention (Local Plan 2003)**

**E08 Trees, Hedgerows and Development (Local Plan 2003)**

**E09 Archaeology – Assessment of sites**

**L05 RecProvision for Residential Development (Local Plan 2003)**

**R2 Developer Requirements (Local Plan 2003)**

**M02 Development and Movement (Local Plan 2003)**

**M05 Pedestrian Needs (Local Plan 2003)**

**M06 Cyclists (Local Plan 2003)**

**M12 Highway Standards (Local Plan 2003)**

**D03 Control of Development - Drainage and Runoff Considerations (Local Plan 2003)**

**D04 Groundwater protection (Local Plan 2003)**

**D05 Water Supply & Sewerage Facilities for New Development (Local Plan 2003)**
D07 Re-use and Recycling in Construction (Local Plan 2003)
D14 Noisy Development (Local Plan 2003)
D17 Pollution Control (Local Plan 2003)
D19 Lighting Installations & Light Pollution (Local Plan 2003)
D21 Design and Setting of Development (Local Plan 2003)
D20 Supplementary Guidance (Local Plan 2003)
D23 Access for People with Disabilities (Local Plan 2003)
SP1 Creating sustainable development (Core Strategy 2013)
SP2 Presumption in Favour of Sustainable Development (Core Strategy 2013)
CS12 The Enhancement of the Natural Environment (Core Strategy 2013)
CS13 The Green Belt (Core Strategy 2013)
CS16 Environmental impact of development (Core Strategy 2013)
CS17 Energy and CO2 Reductions (Core Strategy 2013)
CS18 Access to services (Core Strategy 2013)
CS19 Key community facilities (Core Strategy 2013)
CS21 Standard charges and other planning obligations (Core Strategy 2013)
CS22 Securing a high quality and accessible environment (Core Strategy 2013)
CS24 Development and accessibility to service (Core Strategy 2013)
CS25 Accessibility and parking (Core Strategy 2013)
CS26 Promoting alternatives to the car (Core Strategy 2013)
Parking Standards SPD (2014)
Planning Obligations SPD (2010)
Biodiversity & Trees SPD (2010) (Parts A-C)
Guidelines for Development SPD (Part D of the Planning and Design Guide 2013)
Interim Technical note: Waste storage provision requirements for new residential developments 2014
Public Sector Equality Duty (PSED)
9.0 Key Issues

- Background/pre-application
- Principle of development in the Green Belt
- Principle of use
- Built form and design
- Spatial layout
- Spacing and setting
- Height, size, mass and architectural detailing
- Materials
- Sustainable development
- Car parking design
- Parking, access and highway implications
- Residential amenity
- Landscaping and trees
- Provision for refuse and waste
- Biodiversity
- Security
- Noise pollution
- Drainage and flooding
- S106
- Contamination of land
- Archaeology
- Right of Way
- Other matters
- Public Sector Equality Duty (PSED)

10.0 Comments

<table>
<thead>
<tr>
<th>Background/pre-application</th>
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<tbody>
<tr>
<td><strong>10.1</strong> A pre-application was submitted in February 2013 for which three meetings and a site visit were undertaken. In the pre-application meetings, a number of issues were discussed openly, fairly and constructively with the result that amendments were required to the scheme. The initial scheme provided three design options for a medical centre.</td>
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<tr>
<th><strong>10.2</strong> In the pre-application discussions, the following key concerns were raised by the Local Planning Authority:</th>
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<tr>
<td>- The need to provide a robust case of special circumstances to create a case of very special circumstances to overcome the principle objection of developing the Green Belt site;</td>
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<td>- The layout of the proposed medical centre in regards to the Green Belt setting and correspondence to the natural levels of the site;</td>
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<td>- Height, mass, bulk and architectural approach;</td>
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<td>- Materials;</td>
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<td>- Car parking design;</td>
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<td>- Car parking, manoeuvrability and access; and</td>
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<tr>
<td>- Privacy and amenity of neighbouring properties.</td>
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10.3 Numerous changes have been made to the proposed scheme since February 2013. The main changes have been:

- Redesign of the medical centre in regards to the height, mass, bulk and architectural approach;
- Amendment of materials;
- Reduction of surface level car parking and;
- Increase in soft landscaping.

10.4 Pre-application discussions also took place with Hertfordshire County Council’s Highways Department regarding the junction point.

10.5 A number of surveys and reports were requested by the Local Planning Authority to provide further information on key topic areas.

10.6 This planning application is a result of these pre-application discussions.

Principle of development in the Green Belt

10.7 The National Planning Policy Framework 2012 states inappropriate development is, by definition, harmful to the Green Belt and should not be approved, except in very special circumstances. When considering any planning application, Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very Special Circumstances' will not exist unless the potential harm to the Green Belt by reason of its inappropriateness, and any other harm, is clearly outweighed by other considerations. Overall, in order to satisfy national guidance and local plan policies C1 and C4, the proposals must demonstrate that the development meets the following criteria:

- Is appropriate in the Green Belt;
- Maintains the openness of the Green Belt; and
- Is subject to special circumstances to outweigh any identified harm.

Principle of use

Principle of the D1 use

10.8 Policy CS19 of the Core Strategy 2013 states that the provision of key community facilities (including healthcare facilities) will be supported subject to any environmental constraints and other relevant policies (as discussed elsewhere within this report). This policy goes on to state that the loss, reduction or displacement of facilities and sites will not be permitted unless it can be demonstrated that they are no longer fit for purpose and that there is no reasonable scope to alternative community uses to be provided and that any replacement accommodation is suitable for all of its users. The Planning, Design and Access Statement that has been submitted states that this development proposal is the result of an extensive search of the local
area for an appropriate site for a new healthcare facility. The surgeries are currently operating out of a building which is undersized, is not accessible and are experiencing difficulties in providing a decent level of healthcare. Car parking is also a major issue. It should be noted that the existing medical centre would not be able to be used by other community uses due its building and parking constraints and building condition.

10.9 The Planning, Design and Access Statement state that this development proposal is the result of an extensive search of the local area for an appropriate site for a new healthcare facility. Evidence to support the claims that this is the best site for the development have been submitted to the Local Planning Authority. These details cover the site selection process, which sites were discounted and the reasons why, and the catchment area the site and previous sites served. There were significant concerns regarding the loss of this piece of important Green Belt and therefore the Local Planning Authority required evidence for any scooping assessment that has been undertaken of land within the area, details and progression of any enquires to explain why this piece of land is vital to be released for the development of a medical centre.

10.10 The Planning, Design and Access Statement has also provided why the building is not fit for purpose such as estimation of the cost to refurbish or extend the building, why the two clinics have to operate from the same site, and issues with accessibility. Evidence has also been submitted regarding alternative community uses for the existing building.

10.11 As in depth evidence has been provided within the Planning, Design and Access Statement, it is considered that the principle of a D1 use within this green belt location is considered acceptable in line with the NPPF 2012, PPG 14, and Policy CS19 of the Core Strategy 2013.

*Principle of the A1 Use*

10.12 Paragraph 24 of the NPPF 2012 states that a sequential test should be applied to main town centre uses that are proposed outside of a town centre. Applications proposing main town centre uses should primarily be located within town centres, then in the edge of town centres and only if suitable sites are not available should out of centre locations be considered.

10.13 The site of the proposed A1 use is located outside of a town centre and near to a smaller neighbourhood parade. It is noted that A1 uses should be located in town centres, however, given that the proposed A1 use here (a pharmacy) is an ancillary use to the surgeries to which it is attached and comprises a relatively small floor area (120m2), it is considered to be acceptable in this case. Should permission be granted, the A1 use is to remain as a pharmaceutical use that is ancillary to the main building in order to preserve the vitality of the town centre this is considered to be acceptable.
| 10.14 | Therefore, subject to the condition, officers have no objection to the proposed pharmacy being located outside of an existing town centre subject to meeting Green Belt policy. |
| 10.15 | A case of 'Special Circumstances' to create a case of 'Very Special Circumstances' has been advanced. These are listed as: |
| 10.16 | - The surgeries have outgrown their premises;  
- It is not feasible to extend the existing building;  
- Unable to secure another site;  
- Design of proposed building;  
- Policy support. |
| 10.17 | These very special circumstances have been summarised below: |
| 10.18 | *The surgeries have outgrown their premises*  
- The patient list between 2006 and 2012 has increased from 22,566 patients to 25,534 patients due to housing growth and population increases.  
- Predicted patient list is 28,000 by 2017.  
- Catchment area of the surgeries includes addresses outside of Hertsmere, including South Oxhey and the eastern part of Watford. Therefore increasing the patient list year on year.  
- The range of services provided by the surgeries is increasing. These are outlined in detail in The Planning, Design and Access Statement.  
- The surgeries are involved in training programmes which are restricted due to current constraints of the building.  
- Increases in the patient numbers and changes to health care provision is having a severe impact on room utilisation for both clinical and non-clinical staff.  
- The existing building size and condition is poor.  
- The current surgery does not comply with DDA guidelines.  
- There is a limited poor quality level of car parking both for staff members and general public. |
| 10.19 | *It is not feasible to extend the existing building*  
- Any extension to the existing building would result in increased pressure of parking, access and turning facilities to serve the larger building due to the limited size of the site.  
- The surgeries would not be able to completely vacate the building during the construction.  
- Any new development would present an inadequate layout with limited natural light and ventilation. |
| 10.20 | *Unable to secure another site*
- Surgeries been looking for new site for 8 years however there is a lack of sites, which are within the patient catchment area. Also that are capable of providing 2,500 sqm of practice accommodation and 70 car parking spaces.
- Surgeries unable to compete with housing developers who are able to pay substantially more for sites.

<table>
<thead>
<tr>
<th>10.21</th>
<th>Design of proposed building</th>
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<tr>
<td></td>
<td>Proposed new building need to meet the requirements of the Department of Health, The Care Quality Commission and Equality Act 2010. The current building does not meet these requirements.</td>
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<tr>
<th>10.22</th>
<th>Policy support.</th>
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<tr>
<td></td>
<td>Agent has referred to relative planning policy which supports a medical use.</td>
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</table>

**Conclusion**

10.23 Although the site is within the Green Belt, the need for a local community medical centre is considered an acceptable use subject to a case of very special circumstances. The level of information provided within the Planning, Design and Access Statement supporting the special circumstances is both detailed and extensive. The case of very special circumstances is considered to overcome the significant concerns regarding the loss of this piece of important Green Belt. Evidence has been provided to explain why this piece of land is vital to be released for the development of a medical centre. The development would provide 1621 m² of community floorspace for which a need is identified above and would also retain 6248.9 m² of open Green Belt land. Therefore as it currently stands, cumulatively the case of special circumstances becomes a case of very special circumstances which justifies development in the Green Belt as the overall public gain outweighs the harm to the Green Belt.

**Built form and design**

10.24 Built form and design encompasses the topic areas of spatial layout, setting, spacing, height, size, mass and architectural detailing. These topic areas will be assessed in detail and conclusions made below:

**Spatial layout**

10.25 The proposed medical centre does not follow the spatial layout of the wider streetscene as it seeks to utilise the natural topography of the site and maintain the mature banding of trees and soft landscaping at the front of the site. This approach is considered acceptable in accordance with planning policy.
### Spacing and setting

**10.26** The proposed scheme would maintain separation gaps of more than 2 metres to the boundary lines of all boundaries. The overall proposal would provide generous and spacious gaps between the shared side boundaries. The separation gaps would ensure that the overall proposal is assimilated into the urban environment comfortably without appearing cramped. The sky gaps to the side would also ensure that the medical centre can be fully appreciated in its full architectural form given its distinctive style.

**10.27** No objection is raised by virtue of the NPPF 2012, PPG 2013, policies CS13 and CS22 of the Core Strategy 2013, policies C1, C4 and D21 of the Local Plan 2003 and the Planning and Design Guide Part D 2013.

### Height, size, mass and architectural detailing

#### Height

**10.28** The ridge height of the proposed medical centre takes into consideration the topographical levels. The height of the medical centre would be lower than the adjacent properties. It is considered that a low building sits comfortably on this Green Belt site. The proposed medical centre maintains varying ridge heights which respects the ridge height of the adjacent properties which follow the sloping gradient of London Road.

#### Conclusion

**10.29** It is considered that the proposed medical centre would not visually dominate this site and would respect the natural topography through the low and staggered ridge line. The medical centre would not visually dominate the neighbouring properties and wider Green Belt setting to its detriment. Thereby the proposal is acceptable in terms of the aims of the NPPF 2012, PPG 2014, Policies CS13 and CS22 of the Core Strategy 2013, policies C1, C4 and D21 of the Local Plan 2003 and Part D of the Planning and Design Guide 2013.

#### Size and mass

**10.30** The proposed medical centre incorporating a curved glazed frontage with inward projecting pentagon shaped pharmacy. This is attached to a part two, part single storey right angled rectangular shape with flat roof. The width and depth of the proposed medical centre does not correspond to the neighbouring properties due to the functional needs of the medical centre. However a medical centre in this location would not correspond to the neighbouring properties due to the use of the building. Therefore it would be unreasonable to refuse permission based on this fact. The front element of the medical centre is duel aspect due to its curvature which allows a reduction in the total depth of the built form as the block does not have a
central corridor through it. Due to the established width and depth of the medical centre, the size and massing is considered acceptable. The increased bulk and size of the built form would not impact on external views that are considered harmful to the setting of the Green Belt due to the retention of the raised bund and openness of the site to the rear.

10.31 The proposal has sought to introduce varying materials, an articulated façade which incorporates significant setbacks and altering roof heights and form. The proposed elevations enhance the vertical emphasis and serve to break up the building frontage. The proposed building is designed to represent an organic building which is reflected through the varied breaks in the built form. A key part of this design is the glazed structure which seeks to break up the façade. The building is considered to have an acceptable relationship to the street scene given the overall quantum proposed. The design has sought to break up the mass of the built form successfully and the building is considered to have an acceptable relationship to the street scene.

Conclusion

10.32 It is therefore considered that the size and mass of the proposed works would not dominate the neighbouring properties to an unacceptable level. The proposal would not be visually unacceptable within the street and wider area. The size and mass is in accordance with the NPPF 2012, PPG 2014, Policies CS13 and CS22 of the Core Strategy 2013, policies C1, C4 and D21 of the Local Plan 2003 and Part D of the Planning and Design Guide 2013.

Architectural approach

10.33 There is no consistent design approach in regards to medical centres in Bushey. The design approach of the medical centre is organic. The proposal introduces a flat roof. The roof design of the development does not replicate those of the surrounding residential properties which are traditional pitched roofs. However, in this instance a well-designed flat roof form would reduce the bulk and mass of the built form due to its compact nature and reduced height. The proposed design is organic in appropriate period materials with curved built form, recessed horizontal banded windows and full length glazing, strong vertical emphasis, projecting entrance, full height glazed curve projection and detailing to the architectural approach.

10.34 The proposed front entrance on the functional medical centres adopts a modest entrance way. This is centrally located and in proportion to the proposed building. The proposal includes strong verticality through the position of projecting entrance way, windows and the use of materials. The current size, position and design of the proposal's fenestration reflect an organic design approach and are considered acceptable. The proposal is in accordance with Part D of the Planning and Design Guide 2013.

10.35 It is considered that the design radically reduces the bulk and size of the built
form of the medical centre as set out in the bulk and size section of this report. The proposed medical centre includes significant visual interest and modulation in the bulk to the benefit of the existing residential properties and street scene.

10.36 Overall, the design approach is considered to have a good level of detail. The proposed plans with the organic design approach with curved built form, articulated façade, horizontal banding on windows, strong vertical emphasis and flat roof elements is considered acceptable. The built form is not designed to blend in with the general average character and appearance of the existing residential properties and wider streetscape. The built form is designed to create an iconic building in Bushey. It is hoped that an exceptional design approach will seek to promote good urban design in future regeneration projects. The design approach is in accordance with the NPPF 2012, PPG 2014, Policies CS13 and CS22 of the Core Strategy 2013, policies C1, C4 and D21 of the Local Plan 2003 and Part D of the Planning and Design Guide 2013.

Materials

10.37 The materials to be used have not been fully outlined. In order to protect the visual amenity of the neighbouring properties and the locality, a condition is recommended to ensure that the external and hardstanding materials are submitted to and approved in writing by the Local Planning Authority prior to submission of works.

Conclusion

10.38 It is considered that the overall design approach which includes assessment of the height, mass, architectural detailing, spacing, setting, spatial layout and materials is acceptable in regards to its impact on visual amenity, and its location with Green Belt. The proposal is considered acceptable in regards to the NPPF 2012, PPG 2014, Policies CS14 and CS22 of the Core Strategy 2013, policies C1, C4 and D21 of the Local Plan 2003 and Part D of the Planning and Design Guide 2013.

Sustainable development

10.39 The overarching theme of the National Planning Policy Framework 2012 is the presumption in favour of sustainable development. Two of the core planning principles are 'requiring good design' and 'meeting the challenge of climate change'. Good design is a key aspect of sustainable development and supports the delivery of renewable and low carbon energy and associated infrastructure. Policy CS17 of the Core Strategy 2013 requires all new non-domestic development to achieve CO2 emissions reductions in-line with the Building Regulations Part L. This will not come into effect until successive updates to Part L of the Building Regulations come mandatory:

10.40
- 2010 - 25% reduction in the Building Emission Rate compared to the
| 10.41 | The Council will further encourage all new development to incorporate energy from decentralised and renewable or low carbon sources. All large scale development will be required to incorporate on-site renewable energy generation, unless it is not feasible or viable or alternative decentralised and renewable, low carbon sources can be identified. The Council will also permit new development of sources of renewable energy generation subject to:

- local designated environmental assets and constraints, important landscape features and significant local biodiversity;
- minimising any detriment to the amenity of neighbouring residents and land uses; and
- meeting high standards of sustainable design and construction. |

| 10.42 | 10.43 It is noted that the design of the scheme sought to maximise potential for solar gain and that Air Source Heat Pumps are to be installed. |

| 10.44 | Therefore it is considered that sufficient information has been submitted to demonstrate that the proposed scheme seeks to secure appropriate energy efficiency improvements, and therefore complies with the sustainability and inclusiveness agenda, in accordance to the NPPF 2012, PPG 2014, Policy CS17 of the Core Strategy 2013 and Policy D15 of the Local Plan 2003. |

| Car parking design | 10.45 It is noted that the proposed parking arrangements would have a major impact on the quality of a development. Where and how cars are parked has major consequences to the quality of the development. Once an acceptable level of parking provision has been confirmed, the main consideration will be how that parking provision would be incorporated in the development without allowing it to dominate everything around. Therefore parking should be located behind, under, above or to the side of the buildings or otherwise sensitively incorporated into the streetscene. |

| 10.46 | It should be noted that the car parking approach has been given careful consideration to reduce its impact on the quality of the development and to minimise the harm to the openness of the Green Belt, which is a key consideration in this case. The car parking has been introduced as sensitively as possible. The proposal includes:

- An basement car park of 25 spaces that will primarily serve the staff |
members.

A surface level car park will provide easy access arrangements to the medical centre. These car parking spaces are sensitively located and constructed within substantial soft landscape works to help assimilate the development within the Green Belt. These car parking spaces will primarily serve the general public.

10.47 The car parking approach has been broken up either by being underground or by being incorporated into the soft landscape works which deliberately seeks to minimise the impact of car parking on the development and the openness of the Green Belt.

10.48 Most areas of car parking are broken up into small groups of 6 spaces to avoid large concentrated areas. These spaces are separated by soft landscaping. Where there is the occurrence of larger areas this has been softened and integrated by significant soft landscaping elements. Car parking spaces have been clearly defined and allocated to avoid ambiguity and prevent indiscriminate car parking, which can be a common burden for many developments.

10.49 It should be acknowledged that the provision of a basement car park of 25 spaces with side entrance is considered to successfully mitigate any perceived adverse impact on the Green Belt by reducing the amount of areas of hardstanding at surface level. The provision of a basement car park is considered a positive aspect of the proposal.

10.50 Overall, the proposal is considered to have adopted parking arrangements which are sensitively incorporated into the development and therefore complies with the NPPF 2012, PPG 2014, Part D of the Hertsmere Planning and Design Guide 2013 and the Council’s Parking Standards SPD 2014.

Parking, access and highway implications

Parking

Non-residential (proposed) D1 and A1

10.51 The site is not located within a non-residential accessibility zone and therefore there would be no reduction in the number of car parking spaces required for the site.

10.52 A D1 use requires 3 car parking spaces per consulting room and 1 car parking space per FTE non-consultant staff. Based on the floor plans, there are 18 consulting rooms and therefore 54 car parking spaces are required. There is 19 FTE non-consultant staff and therefore 19 car parking spaces are required.

10.53 An A1 use requires 1 space per 35 m². Therefore 120 m² divided into 35 m²...
equals 3.4 car parking spaces. Therefore 4 car parking spaces would be required.

10.54 A total of 77 car parking spaces are required for the proposed medical centre. Based on the proposed plans, there is a shortfall of 11 car parking spaces. No justification has been provided by the agent in regards to why the proposal does not provide the maximum number of car parking spaces. This information has been requested by the Local Planning Authority and will form part of the update sheet. Subject to this information or additional car parking spaces being provided to which there is scope within the application site, the proposed number of car parking spaces would be in accordance with the Parking Standards SPD 2014.

10.55 The proposed car parking spaces measure 2.4m x 4.8m. These car parking spaces meet the requirements set out in the Parking Standards SPD 2014 for the size of a car parking space. Therefore are considered acceptable in regards to planning policy.

10.56 Subject to justification, or the amendment to the number of car parking spaces provided. It is not likely that indiscriminate on-street parking would take place. The development is considered to be acceptable as it provides adequate parking facilities in accordance with the NPPF 2012, PPG 2014, Policy CS25 of the Core Strategy 2013, Policy S2 of the Local Plan 2003, Parking Standards SPD 2014 and Part D of the Planning and Design Guide 2013.

Parking spaces (disabled)

10.57 In buildings to which the public have access, 51 to 75 parking spaces require 5 disabled car parking spaces. A total of 8 disabled car parking spaces have been provided which exceeds the requirements as set out in the Parking Standards SPD 2014. Consequently, the number of disabled car parking spaces meet the requirements of the NPPF 2012, PPG 2014, Policy CS25 of the Core Strategy 2013, Parking Standards SPD 2014, and Part D of the Planning and Design Guide 2013.

Other parking needs

10.58 As part of the development, an ambulance bay has been provided. It is recommended that this ambulance bay is clearly signed to prevent indiscriminate car parking within it.

10.59 No provision has been made for specific needs such as Parent and Child, or for deliveries to the medical centre. However, there is no planning policy which requires an application site to have these spaces. Therefore it would be unreasonable to refuse planning permission based on the lack of these types of car parking spaces.

10.60 The Local Planning Authority has confirmed that the car park would have to
be specifically controlled to ensure that it was not used other than for those visiting the medical centre. It is recommended that a condition is included as part of any planning application granted to provide details of a management plan for the car park.

**Cycle parking**

10.61 In regards to cycle parking, a D1 use requires 1 short term space per consulting room and 1 long term space per 10 staff. Therefore 18 short term cycle spaces are required.

10.62 In regards to cycle parking, an A1 use requires 1 long term space per 10 staff.

10.63 Long term and short term spaces are also required per 10 staff. However this information has not been provided as part of the planning application submitted.

10.64 The number of cycle parking spaces provided on the proposed plans is insufficient for the medical centre. It is considered that other cycle spaces could be created on site. It expected that the cycle spaces are located where they would be lockable, covered and secure. It is expected that the short term cycle parking provision should be well lit, allow for natural surveillance, and be conveniently located within a short distance of the building entrance. Therefore it is recommended that a condition should be attached to any planning application granted, that further information is provided to the storage method of bicycle storage to meet the requirements set out in the Parking Standards 2014.

**Motor cycle parking**

10.65 In regards to motor cycle parking, the Parking Standards 2014 state 5% of the total car parking provision (excluding disabled car parking spaces) should be allocated for motorcycle use. The number of motorcycle parking spaces provided on the proposed plans is insufficient for the medical centre. It is considered that other motorcycle spaces could be created on site. Therefore it is recommended that a condition should be attached to any planning application granted, that further information is provided which demonstrates the number and location of secure, motorcycle spaces to meet the requirements set out in the Parking Standards 2014.

**Public Sector Equality Duty**

10.66 In order to comply with the Public Sector Equality Duty (PSED), it is recommended that a secure area is provided for mobility scooters and pushchairs/prams. This would be conditioned as part of any planning application granted.

**Electric charging points**
| 10.67 | It is expected that all schemes should aim to provide an electronic charging point. No electric charging points have been provided as part of the planning application and therefore would be conditioned as part of any planning application granted. |
| 10.68 | Concerns have been raised in regards to on-street car parking by neighbouring properties. There are parking restrictions and a Controlled Parking Zones (CPZ) in front of the medical centre. This matter is currently with the Council’s Senior Traffic Engineer for consultation which will be included within the update sheet. |
| 10.69 | The vehicular access would be located to the north of the site onto London Road. The vehicular access would measure 6.2 metres wide; with a bell mouth to accommodate visibility splays. The access road is sufficient to serve this level of development and allows two way traffic to operate without causing obstruction to London Road. The proposed access is considered acceptable in regards to the Parking Standards 2014. |
| 10.70 | A separate pedestrian footpath would be included between the entry point to London Road and the pedestrian entrance to the medical centre. This would be 1.8 metres wide. The purpose of this dedicated footpath would be to remove conflict in the access road between vehicles and pedestrians. Therefore the proposed pedestrian access is considered acceptable in regards to the Parking Standards 2014. |
| 10.71 | The site is located within a busy urban area. If planning permission is granted it will be important to ensure any construction phase does not cause problems on the adjacent road network. There are several issues to consider, such as, sufficient provision of contractor parking, delivery times, storage of materials, etc. It is recommended a construction management plan condition is included on any planning application granted. |
| 10.72 | Both refuse and emergency vehicles would be able to enter and exit the application site in forward gear. The parking arrangement is considered acceptable as already noted above. It is considered that the car park has been designed well to ensure that cars would not have difficulty entering or exiting parking bays. The vehicles would not have to complete a number of manoeuvres, or reverse a significant distance to enter and exit the parking |
bays. Therefore it is not considered that there would be a cause of conflict within the car parking area or when entering/exiting the site into London Road. Overall, the turning within the site is considered to be acceptable.

### Highways

| 10.73 | Objections have been made with regards to increase in traffic as a result of the development. London Road is classified and there is a Controlled Parking Zone. |
|       | The Highways Department have acknowledged that there is an increase in the number of car movements. However, they do not consider that the development would materially increase movements from the site and therefore the development is unlikely to result in a significant impact on the adjacent highway. Therefore the impact on the public highway is considered acceptable. |

### Conclusion


### Residential amenity

| 45 degree line |
| Policy |

| 10.76 | With regards to the protection of residential amenity, Part D of the Planning and Design 2013 advises that developments should be orientated so that their front and rear building lines fit comfortably within a line drawn at 45 degrees from the nearest edge of the neighbouring properties front or rear facing windows to protect outlook and loss of daylight/sunlight. The proposed application site has residential properties on the northern and western boundaries. The proposed development breaches the 45 degree line as drawn from the front and rear facing windows of the neighbouring properties. Although there is a breach of the 45 degree line as drawn from the front and rear facing windows of neighbouring properties to the proposed medical centre building. The level of separation is approximately 45 metres from the rear building line of 15 and 17 London Road and 22 metres from Mayfield Court to the nearest part of the medical centre building. Furthermore, there is a change in topographical levels between the rear boundary line of 15 and 17 London Road and the application site of approximately 10 metres. It is considered that due to this relationship between the application site and the neighbouring properties that there would not be a loss of daylight/sunlight or outlook to these properties. The proposal is therefore considered acceptable to Part D of the Planning and Design Guide 2013. |
Separation distances

Overlooking and privacy for neighbouring occupants

10.77 Part D of the Planning and Design Guide 2013 states where a front or rear elevation within a new development containing windows (to habitable rooms) directly faces another front or rear elevation containing windows to habitable rooms (i.e. back-to-back or back-to-front), buildings should be a minimum of 20 metres apart.

10.78 The level of separation is approximately 45 metres from the rear building line of 15 and 17 London Road and 22 metres from the building line of Mayfield Court to the nearest part of the medical centre building. This exceeds the minimum requirements for levels of separation and therefore it is not considered that there would be a loss of privacy to any neighbouring property surrounding the application site.

10.79 Furthermore, there is a change in topographical levels between the rear boundary line of 15 and 17 London Road and the application site of approximately 10 metres. The Case Officer has negotiated that mature trees are planted at the bottom of the slope as part of the landscape plan. Therefore, based on the exceeded separation distances, topography of the site and landscaping. It is considered that there would not be a loss of residential amenity to the neighbouring properties surrounding the application site.

Conditions

10.80 Due to the site’s location within an existing residential area with other dwellings in proximity, conditions in regards to external lighting and construction management would be required as part of any permission approved, as no details have been provided.

Conclusion

10.81 Overall, the proposed development would not have a detrimental impact on the residential amenity of the neighbouring properties in terms of loss of privacy, outlook, light or overlooking. The proposed development would therefore be acceptable with the National Planning Policy Framework 2012, Policies S2, D20 and D21 of the Hertsmere Local Plan 2003 and Part D of the Planning and Design Guide 2013.

Landscaping and trees

Boundary treatment

10.82 The existing boundary treatment to the site comprises of sporadic poor quality, overgrown shrub to the majority of the site. The northern boundary of
the site is bordered by mature vegetation and trees. At the front of the site the access is bordered by retaining brick wall which extends to the adjacent properties. There is limited boundary treatment within the site itself other than some poor quality fencing and overgrown shrub.

10.83 The proposed boundary treatment is demonstrated on the landscaping plan (drawing P06/009 10). The proposal seeks use soft boundary treatment by retaining the existing mature vegetation and by introducing high quality hedgerow plants and a significant number of new trees.

10.84 Within the development, the retaining brick walls will be maintained. The style of the walls promotes a traditional rural approach to the development.

10.85 The retention and improvement of the soft boundary treatment along the exposed frontage seeks to minimise the impact of the boundary treatment and will improve the impact on the adjoining Green Belt area, providing a natural verdant relationship with the Green Belt and wider views. Thereby providing a soft rural edge that will redefine the green belt boundary. However, details of all proposed boundary treatment as shown on the landscape plan have not been provided, particularly that at the rear of 15 and 17 London Road and the retaining wall adjacent to the pavement edge of London Road. Therefore as part of any planning application approved a condition will be attached for these details to be submitted to and approved in writing by the Local Planning Authority prior to commencement of works.

Trees

10.86 The site is not protected by a Tree Preservation Order but it is located in the Green Belt. The improvement and visual enhancement of the overall landscape setting of a green belt site is an important aspect of good planning in this case.

10.87 There are a number of mature trees which near the northern and southern boundaries of the site and provide a screening of the site area from these directions and a verdant backdrop from the north in particular. The proposal seeks to protect these trees by providing sufficient space between them and the new development. Thereby protecting this important green screen and backdrop. The landscaping plan (drawing 06/009 10) shows that 16 new trees and high quality hedgerows will be introduced to improve the existing external boundary. Within the site, a further 12 trees will be planted to promote the soft landscaping of the development. In total 28 new trees will be planted, which will provide a significant visual enhancement within a rural green belt context.

10.88 Following negotiations with the neighbouring property, 17 London Road and the agent, it has been agreed that additional mature trees will be planted at the bottom of the slope to provide additional screening within this location. This will be conditioned as part of any planning application granted.
### Soft landscaping

10.89 A detailed landscaping plan detailing the types of soft landscaping that would be included has been submitted as part of the planning application. The landscape scheme is high quality and detailed, demonstrating the number, species, height and specification of all soft landscaping. The soft landscaping is considered to soften the proposed medical centre and improve the Green Belt setting.

10.90 It is recommended that a landscape management plan should be submitted as part of any planning application granted to ensure that landscaping is maintained and managed on this application site. This would be conditioned as part of any planning application granted.

### Hard landscaping

10.91 Broad details have been provided of the types of hard landscaping that may be included as part of the overall scheme. It is stated that contrasting block pavers and grasscrete would be used within the car parking spaces. Footpaths would be finished in Marshalls edge kerbs. Access pavements would be finished in smooth black bitmac.

10.92 The road and car parking spaces are concentrated away from the most rural part of the site ensuring that it is screened from the open Green Belt thereby minimising harm to its openness. The proposal seeks to use grasscrete and permeable block paving in the construction of the car parking spaces which will help to promote the countryside feel of the development and ensure sustainable drainage.

10.93 The proposal minimises the use of hard surfacing and introduces soft landscaping to compliment the character and appearance of the area and to improve the setting of the proposed building and openness of the Green Belt.

10.94 A detailed landscaping plan specifying the types of hard landscaping that would be included has been submitted as part of the planning application. However limited information has been provided in regards to the exact hardstanding materials to be utilised. It is expected that manufacturer details, type of materials and colour would be shown on the landscaping plan. A condition will therefore be included as part of any planning application granted.

### Lighting

10.95 In such developments, low level lighting maybe used to promote safety and prevention of crime. It is often used to signpost car parking areas and the front entrance way. Broad details of the lighting have been provided. However concerns are raised in regards to the type, number and operational length that the lighting would operate within the Green Belt setting. Therefore details of the location, level of luminance, timing mechanisms and design of
lighting would be required as part of a condition on any approval granted.

Conclusion

10.96 The proposed landscaping and trees of the development seeks to positively conserve and enhance the natural and rural environment of both the site and the surrounding Green Belt area. This has been achieved successfully and the works illustrated are considered to be significant. Further details are provided and will be conditioned. However, the overall approach is considered acceptable and would be acceptable in regards to the NPPF 2012, PPG 14, Policies CS12 and CS13 of the Council’s Core Strategy 2013, Policies E8, E7, C1, C4 and D21 of the Hertsmere Local Plan 2003 and Part D of the Planning and Design Guide 2013.

Provision for refuse and waste

Policy

10.97 The Local Plan and Core Strategy are largely silent on refuse and recycling, however, there is the Interim Technical Note on Waste Storage Requirements 2014 and the material consideration of consultation responses from the Council’s Street Scene Department.

Assessment

10.98 The proposed development includes 2550 m² of medical floor area, from which waste is likely to be generated. The proposed 10.2 m² bin store for both general and clinical waste is located to the rear of the ambulance parking space on the surface level car park. It would be accessed via the main entry point from London Road.

10.99 Based on the current size of the bin store, it is considered that this is inadequate to accommodate both general and clinical waste for the medical centre. No details have been provided of the internal layout of the bin store. However it is expected that it does not impede the necessary access required for the storage and collection of general and clinical waste. The proposed arrangement should not impede the ability for staff of the medical centre to adequately utilise all of the proposed bins simultaneously to avoid cross contamination of waste streams.

10.100 It is expected that the bin store should have a clear opening to allow suitable access. The area in front of the bin store should be flat and level with no kerb to allow suitable access for waste operatives. Currently the bin store is shown to be located on uneven ground. Therefore the bin store would require repositioning onto even ground. Due to the separation of the bin store from the medical centre building, it is expected that the bin store is locked with a key pad access code provided to waste operatives. This is particularly important as clinical waste would be stored within the bin store. Finally, it is recommended that the individual clinical waste bins are separately locked.
within the main bin store.

10.10
1
Due to the limited details provided of the bin store, it is recommended that a condition is included as part of any planning application granted to secure adequate waste storage.

Conclusion

10.10
2
Subject to condition, the proposed bin store would provide secure adequate waste storage. The proposal is therefore acceptable to the NPPF 2012, PPG 14, the Interim Technical Note on Waste Storage Requirements 2014 and Part D of the Planning and Design Guide 2013.

Biodiversity

10.10
3
Paragraph 109 of the NPPF 2012 stipulates that the planning system should contribute and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. In addition, Policy E3 of the Local Plan 2003 looks at species protection on development sites.

10.10
4
The site is located within the Green Belt within an urban area of Bushey. Much of the site consists of unmown, species poor grass. There is a small amount of bramble scrub to the north-east boundary of the site. Along the eastern and southern boundaries is a species poor hawthorn hedge, which is tree lined with Hornbeam, Sycamore and Oak. To the north of the site is small stand of immature trees. No further habitat surveys are recommended.

10.10
5
Hertfordshire Ecology do not hold any biological records (species or habitats) for the application site or for the surrounding area. The nearest protected species records are for bats 270m to the north-west and Great Crested Newts 450m and 500m to the south and south-east.

10.10
6
A Phase 1 Habitat Survey and Full Great Crested Newt Survey by Arbtech were submitted on the 30/7/2014 and sent to Hertfordshire Ecology.

10.10
7
The Phase 1 Habitat Survey states the site is considered unsuitable for Amphibians, Badgers, Bats, Otters, Water voles, and Reptiles and no further surveys are considered necessary. There is moderate potential for nesting birds in the trees and hedgerow on site and due diligence with site clearance is recommended preferably outside the bird breeding season (March to August).

10.10
8
The Full Great Crested Newt Survey states that there is a low risk of harm to great crested newts.

10.10
9
The application site is adjacent to a County Wildlife Site (WS), known as "Haydon Hill Pastures and Pond" which is of importance for its grassland composition. From the information provided, it is not considered that the
| 10.11 1 | The development will not impact any statutory (or non-statutory) sites of conservation importance, or any habitats of significant value. |
| 10.11 2 | The proposal does not affect any habitat used by European Protected Species (EPS) so there should not be an adverse effect on EPS (including Bats and Great crested newts). As such, the three tests of the Conservation of Habitats and Species Regulations 2010 do not need to be considered; and a European Protected Species licence will not be required for this project. UK protected species are not considered a constraint to this development proposal. |
| 10.11 3 | A number of conditions have been recommended by Hertfordshire Ecology. Conditions that are recommended are: |
|        | • Keep the area of grass as short as possible up to, and including, the time when the building works take place, so that it remains unsuitable for great crested newts to cross. |
|        | • Stored materials (that might act as temporary resting places) are raised off the ground e.g. on pallets or batons; and any rubbish is cleared away to minimise the risk of great crested newts using the piles for shelter. |
|        | • Any trenches or excavations are backfilled before nightfall or a ramp left to allow great crested newts to escape easily. |
|        | • The inclusion of biodiversity enhancements, such as bird boxes. |
|        | • The inclusion of any soft landscaping should include native seed / fruit (berries) bearing species which will be of value to wildlife. |
|        | These conditions would be included as part of any planning application granted. |
| 10.11 4 | Herts and Middlesex Wildlife Trust have requested that the number and model of bird boxes be stipulated. This detail will be included as part of any planning application granted. |
| 10.11 5 | Two informatives have been recommended by Hertfordshire Ecology. One ensures that a precautionary approach is undertaken to avoid harm to birds and their young and one provides advice in the event of Great Crested Newts being found. These informatives would be included as part of any planning application granted. |

**Conclusion**

| 10.11 6 | Subject to the imposition of conditions, and informatives, it is considered that the proposal would be acceptable to the NPPF 2012, PPG 14, Biodiversity and Trees 2010 Part B, Policy CS12 of the Core Strategy 2013 and Policy E3 of the Local Plan 2003. |
### Security

10.11

The Local Plan and Core Strategy are silent on security. However, it is noted that the scheme accords with the core principles of the Secure by Design Standards Guide, Part 2. This would seek to reduce the potential crime risk in this location.

10.11 In regards to the security lighting, limited details have not been submitted. Should permission be granted it is recommended that a condition be included to require details of external illumination to be submitted and approved in writing prior to the commencement of development. Details should include the design, location and level of luminance.

10.11 It is recommended that the surface level car park is gated outside of working hours of the medical centre to prevent against anti-social behaviour. No details have been provided of the type of gate and therefore a condition would be included as part of any planning application granted.

10.12 It is recommended that the basement car park should be secured with an access controlled roller or similar. This is because a barrier arm would not be sufficient. An access controlled roller or similar would enable the basement car park to be secured by staff only (24 hours, 7 days a week). This would be conditioned as part of any planning application granted.

10.12 It is also recommended that the basement car park’s floor and ceiling is painted white to aid lighting for the use of CCTV. This would be conditioned as part of any planning application granted.

10.12 It is also recommended that CCTV and alarm systems are conditioned as part of any planning application granted. This includes the basement car park which would be monitored by reception staff during working hours. This would be conditioned as part of any planning application granted.

10.12 In light of the above and with regard to security, it is considered that subject to conditions, the proposal would be in accordance with the Secure by Design Guide, Part 2, NPPF 12, PPG 14, and Part D of the Planning and Design Guide 2013 as enabled by Policy D20 of the Local Plan 2003.

### Noise pollution

10.12 It should be noted that adverse noise levels are monitored and enforced by the Council’s Environmental Health Department. It should be noted that Environmental Health has raised no objection in regards to potential noise pollution created from the proposal.

10.12 Environmental Health has raised no objection to the installation of Air Source Heat Pumps for the proposed air conditioning for the medical centre on the ground floor level adjacent to the pharmacy.
Concerns have been raised by the neighbouring property in regards to the opening times of the medical centre. Whilst the agent has not indicated proposed opening hours, it should be noted that this could be controlled by condition to ensure that the use does not prejudice the residential amenities of neighbouring occupants.

Subject to condition, the impact by way of noise pollution could be mitigated to ensure that the proposal would not adversely impact on residential amenity in accordance with the NPPF 12, PPG 14, Policy CS17 of the Core Strategy 2013, and Policy D14 of the Local Plan 2003.

### Drainage and flooding

The NPPF 2012, PPG 2014, Policy CS16 of the Core Strategy 2013 and Policy D3 of the Local Plan 2003 seek to ensure that development proposals do not create an unacceptable level of risk to occupiers of a site, the local community and the wider environment.

The site is located in flood zone 1 and is under a hectare. The Environment Agency states that the (Flood Risk Standing Advice) FRSA is important when assessing flood risk at this sized site. The main flood risk issue at this site is the management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere. Surface water management good practice is included under the FRSA to ensure sustainable water management is achieved as part of the development. It is recommended that surface water run-off is managed through the proposed hard landscaping materials, landscaping and through relevant drainage conditions.

The Council’s Drainage Department have reviewed the risk of surface water drainage from the site. They have concluded that there is no objection to the planning application subject to the inclusion of a surface water source condition which sets a maximum surface water discharge rate for a site based on a 1 in 1 year storm event for the pre development site. It also requires that storage be provided for a 1 in 100 year event, for the post development site, taking into account the previously calculated maximum discharge rate.

Thames Water has been unable to determine the waste water infrastructure needs of this planning application. Therefore it has been requested that a 'Grampian Style' condition be applied to any planning application granted. This condition requires a drainage strategy detailing any on and/or off site drainage works to be submitted to and approved by, the local planning authority in consultation with the sewerage undertaker.

Thames Water has also included information for the applicant. These informatives have been placed on the committee report to inform the applicants of these requirements.
Therefore subject to the above conditions and informatives, the proposal would not result in any additional surface water runoff into the public sewerage network in accordance with the NPPF 2012, PPG 2014, Policy C16 of the Core Strategy 2013 and Policy D3 of the Local Plan 2003.

There are no requirements for S106 contributions given that the proposal involves a Medical Centre.

Contamination

The NPPF 2012 under paragraph 120 notes that where a site is affected by contamination responsibility for securing a safe development rests with the applicant. The role of the local planning authority is to focus on whether the development itself is an acceptable use rather than the controls of remediation. This leads to Policy D17 of the Local Plan 2003, which expands on the guidance provided by the NPPF. It expects development to be refused in locations where there is health risk to the occupiers of the proposed development as a result of the land being contaminated.

Planning Officers have consulted the Council's Senior Scientific Officer who has requested that, due to the change in use with the introduction of a medical centre, it is recommended that a contaminated land condition is included, if granted planning permission. The condition sets out a precautionary approach to identify whether contamination exists and if so what mitigating measures need to be introduced. With a contamination condition the proposed development would be acceptable given the mitigation of any identified harm. The proposal would be in accordance with the NPPF 2012, PPG 2014, Policy CS16 of the Core Strategy 2013 and Policy D17 of the Local Plan 2003.

The proposed development site is located within an Environmental Agency defined Groundwater Protection Zone (GPZ) corresponding to Bushey Pumping Station. This public water supply, comprising a number of Chalk abstraction boreholes, operated by Veolia Water Central. Planning Officers have consulted Thames Water who have stated that no impact piling shall take place until a piling method statement has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. As the proposed works would be in close proximity to underground sewerage there is a concern of damage and therefore contamination. Therefore, it is recommended that the piling condition is included if granted planning permission.

In addition it is expected by Thames Water that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. If granted planning permission this can be covered under the drainage condition. Overall, both additional points with the two conditions would be in accordance with the NPPF 2012, PPG 2014, Policy CS16 of the Core Strategy 2013 and Policy
D17 of the Local Plan 2003.

10.13 It should also be noted that the Environment Agency has also required a number of conditions to protect groundwater from risk of pollution. These will be included as part of any planning application granted.

10.14 Lastly Thames Water have stated that where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. This advice has been included as an informative to the committee report to inform the applicant of their obligations as this is not a planning matter.

Archaeology

10.14 Policy E9 of the Local Plan 2003 looks at archaeological areas of interest. The application site is an open area of Green Belt. Therefore the County Archaeologist was consulted as part of this planning application. The County Archaeologist states that the site of Crooklog Brickworks was nearby (CHT11362). OS mapping from the 19th century suggests that the buildings associated with this lie to the west of the site, and also that the area of the site has been subject to disturbance/excavation. The current site survey submitted with this application also suggests this. Therefore in this instance, the proposal is unlikely to have an impact on significant archaeological deposits, structures or features. The proposal would be in accordance with the NPPF 2012, Policy CS12 of the Core Strategy 2013, and Policy E9 of the Local Plan 2003.

Rights of Way

10.14 The Countryside Access Officer at Hertfordshire County Council has identified that a footpath near to the application site could be improved through S106 contributions. However the request for improvements to the footpath would fail to meet statutory tests in the Community Infrastructure Levy Regulations 2010 and the policy tests in the NPPF 2012. Obligations are required by law to meet the statutory tests that are:

1. Necessary to make the development acceptable in planning terms;
2. Directly related to the development; and
3. Fairly and reasonably related in scale and kind.

Therefore it is unreasonable for the Local Planning Authority to request that the applicant pay for the improvement of this footpath as it is not essential to make the development acceptable and is not directly related to the proposed medical centre.

Other matters

10.14 Officers consulted the National Grid as a statutory consultee. The National Grid have identified that there apparatus is within the vicinity of the proposed
This apparatus is:

- high or intermediate pressure (above 2 bar) gas pipelines with associated equipment.
- low or medium pressure (below 2 bar) gas pipes with associated equipment.
- electricity transmission underground cables and associated equipment.

There are no other material planning considerations on this matter and an informative has been placed on the committee report to inform the applicants of this requirement.

### 10.14

#### 4
Concerns have been raised by neighbouring properties in regards to the stabilisation of the slope at the rear of 15 and 17 London Road. This slope has been altered in the past resulting in a steep drop between the rear of these residential properties and the application site. These concerns have been relayed to the agent, and it has been agreed that action will be undertaken. However as this matter falls outside the remit of planning legislation, it would be unreasonable of the Local Planning Authority to include a condition requesting these works as part of any planning application granted.

#### 5
Concerns have been raised by neighbouring properties in regards to the spread of Japanese Knotweed on the application site. The presence of Japanese Knotweed does not restrict development from taking place. However a condition to secure the submission of a strategy to ensure that the Japanese Knotweed problem is adequately managed will be included as part of any planning application granted.

### Public Sector Equality Duty (PSED)

#### 6
The proposed development has been assessed in light of Equality Act 2010 s.149 and the protected characteristics that may potentially be affected by the proposed development. Consideration has been undertaken in regards to access arrangements to the medical centre, both for the general public and staff members. On approaching the medical centre, it is considered that the entrance point will be well lit and have level access from the surface level car park. In terms of doors, signage, layout and circulation of the medical centre, these are covered by building regulations. The medical centre includes a lift for access to all floors and toilet facilities for baby changing and disabled use.

#### 7
Level access would be available from London Road into the surface level car park. The car park would be level between car parking spaces and pedestrian walkways. It would be well lit with clear signage and use of different hard surfacing materials for clear distinction between pedestrian and vehicular areas.
The basement car park would also be level, well lit with clear signage.

| 10.14 9 | Disabled car parking is located to the front of the medical centre and within the basement car park, will be well lit and will meet the size requirements as set out in the Parking Standards SPD 2014 to enable sufficient manœuvring to take place. A condition would be included as part of any planning application granted to ensure that a secure area is provided for mobility scooters and pushchairs/prams. |

11.0 Conclusion

The principle of development in the Green Belt is considered acceptable. The principle of use is also considered acceptable. The proposed medical centre is considered acceptable in regards to spatial layout, Spacing and setting, Height, size, mass and architectural detailing, Materials, Sustainable development, Car parking design, Parking, access and highway implications, Residential amenity, Landscaping and trees, Provision for refuse and waste, Biodiversity, Security, Noise pollution, Drainage and flooding, S106, Contamination of land, Archaeology, Right of Way, Other matters and Public Sector Equality Duty (PSED).

The proposal is therefore in accordance with National Planning Policy Framework (NPPF) 2012, Planning Practice Guidance (PPG) 2014, Policies C1, C4, S2, E03, E7, E08, E09, L05, R2, M02, M05, M06, M12, D03, D04, D05, D07, D14, D15, D17, D19, D21, D20, and D23 of the Local Plan 2003, policies SP1, SP2, CS12, CS13, CS16, CS17, CS18, CS19, CS21, CS22, CS24, CS25 and CS26 of the Core Strategy 2013, Parking Standards SPD (2014), Planning Obligations SPD (2010), Biodiversity & Trees SPD (2010) (Parts A-C), Guidelines for Development SPD (Part D of the Planning and Design Guide 2013), Interim Technical note: Waste storage provision requirements for new residential developments 2014 and Public Sector Equality Duty (PSED).

12.0 Recommendation

Grant Planning permission subject to the following conditions:

Conditions/Reasons

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

02. NO DEVELOPMENT SHALL TAKE PLACE UNTIL samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the finished appearance of the development will enhance the character and visual amenities of the area. To comply with the NPPF 2012, Policies S2, C1, C4, D20 and D21 of the Hertsmere Local Plan 2003 and Policies CS13 and CS22 of the Hertsmere Core Strategy 2013.
03. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of all materials to be used for hard surfaced areas within the site including roads, driveways and car parking area have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details so approved.

Reason: To ensure that the finished appearance of the development will enhance the character and visual amenities of the area. To comply with the NPPF 2012, Policies S2, C1, C4, D20 and D21 of the Hertsmere Local Plan 2003 and Policies CS13 and CS22 of the Hertsmere Core Strategy 2013.

04. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of the proposed finished floor levels, ridge and eaves heights of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of surrounding property. The development shall be carried out as approved.

Reason: To ensure a satisfactory relationship between the various components of the development and between the site and adjoining land. To ensure that construction is carried out at a suitable level having regard to drainage, access, the appearance of the development, any trees or hedgerows and the amenities of neighbouring properties. To comply with Policies D3, D20, D21, M12, E7 and E8 of the Hertsmere Local Plan 2003 and Policy CS22 of the Hertsmere Core Strategy 2013.

05. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of all walls (including retaining walls), fences, gates or other means of enclosure to be erected in or around the development particularly that at the rear of 15 and 17 London Road and the retaining wall adjacent to the pavement edge of London Road have been submitted to, and approved in writing by, the Local Planning Authority. PRIOR TO FIRST OCCUPATION OR USE OF THE DEVELOPMENT the walls (including retaining walls), fences, gates or other means of enclosure shall be erected as approved and shall thereafter be permanently retained and maintained.

Reason: To ensure that the finished appearance of the development will enhance the character and visual amenities of the area. To comply with the NPPF 2012, Policies S2, C1, C4, D20 and D21 of the Hertsmere Local Plan 2003 and Policies CS13 and CS22 of the Hertsmere Core Strategy 2013.

06. NO DEVELOPMENT (including any demolition, earthworks or vegetation clearance) SHALL TAKE PLACE BEFORE a scheme of landscaping, phased in relation to any phasing of the development, which shall include details of both hard and soft landscape works and earthworks, including details of trees to the rear of 15 and 17 London Road has been submitted to, and approved in writing by, the Local Planning Authority. Any shrub and tree planting in the landscaping scheme should include native species that produce blossom, nectar and fruit for wildlife. The landscaping scheme should provide details of the location and design of bat and bird boxes to be determined by an ecologist.

The scheme as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.
Reason: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area. To comply with the NPPF 2012, Policies S2, C1, C4, D20 and D21 of the Hertsmere Local Plan 2003 and Policies CS13 and CS22 of the Hertsmere Core Strategy 2013.

07. NO DEVELOPMENT SHALL TAKE PLACE BEFORE a method statement for the demolition and/or construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved method statement.

Details submitted in respect of the method statement, incorporated on a plan, shall provide for wheel-cleaning facilities during the demolition, excavation, site preparation and construction stages of the development. The method statement shall also include details of the means of recycling materials, the provision of parking facilities for contractors during all stages of the development (excavation, site preparation and construction) and the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials.

Reason: In order to minimize the amount of mud, soil and other materials originating from the site being deposited on the highway, in the interests of highway safety and visual amenity. To comply with Policy M12 of the Hertsmere Local Plan 2003 and Policy CS25 of the Hertsmere Core Strategy 2013.

08. No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, including timing mechanisms have been first submitted to, and approved in writing by, the Local Planning Authority prior to first occupation/use of the site. Any external lighting that is installed shall accord with the details so approved.

Reason: To satisfactorily protect the character and appearance of the area and the residential amenities of nearby occupiers and to ensure that the finished appearance of the development will enhance the character and visual amenities of the area. To comply with the NPPF 2012, Policies S2, C1, C4, D20 and D21 of the Hertsmere Local Plan 2003 and Policies CS13 and CS22 of the Hertsmere Core Strategy 2013.

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

Drawing number OS date stamped 30/7/2014
Drawing number 02-11 date stamped 30/7/2014
Drawing number 12 date stamped 14/8/2014

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

10. NO DEVELOPMENT SHALL BE COMMENCED until the following has been undertaken.

   a) A contaminated land assessment which shall include a desk-top study and site reconnaissance exercise (Phase 1) to establish whether the site is potentially contaminated and to produce a conceptual model of the site indicating sources of potential contamination and possible pathways to receptors of concern.

   b) If findings demonstrate it is necessary, a site investigation strategy shall be produced together with a timetable of works, which should be discussed with the Environmental Health
Department. The site investigation (Phase 2) shall consider relevant soil, soil gas, surface and groundwater sampling, in accordance with the quality assured sampling and analysis methodology of the Contaminated Land Reports as well as other appropriate guidance where necessary. This shall include risk assessment based on the Contaminated Land Exposure Assessment Model or where appropriate other guidance providing adequate justification can be provided for such use. The site investigation report shall detail all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy. Any laboratories used for sampling shall be compliant with UKAS/MCERT or an equivalent approved accredited quality control system as appropriate.

c) The remediation work as outlined in the remediation strategy shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

d) Once remedial works have been completed a validation report must be submitted to the planning authority to demonstrate compliance with the approved remedial strategy.

e) If during any works contamination is encountered which has not previously been identified, including new hotspots uncovered by demolition then the additional contamination shall be fully assessed and the remediation scheme amended.

f) All works will be made available for witnessing by an appropriate Council Officer.

Reason:
To ensure the development does not give rise to unacceptable levels and types of pollution and to comply with Policy D17 of the Hertsmere Local Plan 2003.

11. NO DEVELOPMENT SHALL TAKE PLACE BEFORE a scheme for the on-site storage and regulated discharge of surface water run-off has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure the proposed development does not overload the existing drainage system resulting in flooding and/or surcharging. To comply with Policy D3 of the Hertsmere Local Plan 2003 and Policy CS16 of the Hertsmere Core Strategy 2013.

12. No development approved by this planning permission shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A site investigation scheme, based on the submitted report (Nicholson Jones Partnership Limited, March 2014), 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 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 express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: This site is located in a Source Protection Zone 1 which means that groundwater here will form part of the public drinking water supply within 50 days. If pollution reaches the groundwater then this may result in the loss of that abstraction point. As the desk study has revealed potentially contaminative previous uses of the site a site investigation is required to further characterise and assess the extent of contamination. This will ensure groundwater is protected in line with policy CS15.

13. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.


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


15. Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed*.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. In accordance with the NPPF 2012, PPG 2014, Policy C16 of the Core Strategy 2013 and Policy D3 of the Local Plan 2003.

16. PRIOR TO COMMENCEMENT OF DEVELOPMENT a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved management plan.
Reason: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area. To comply with Policies E7 and E8 of the Hertsmere Local Plan 2003 and Policies CS12 and CS22 of the Hertsmere Core Strategy 2013.

17. A scheme of security measures including a barrier to the surface level car park, roller shutter to the basement car park, paint for the basement car park, alarms, security lighting and CCTV shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The scheme shall be installed and be operational prior to first occupation of the development. The scheme shall be retained for the life of the development.

Reason: To satisfactorily protect the character and appearance of the area and the residential amenities of nearby occupiers and to ensure that the finished appearance of the development will enhance the character and visual amenities of the area. To comply with the NPPF 2012, Policies S2, C1, C4, D20 and D21 of the Hertsmere Local Plan 2003 and Policies CS13 and CS22 of the Hertsmere Core Strategy 2013.

18. Prior to occupation of development, details of the electric points shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To promote sustainable transport methods in accordance with the NPPF 2012 and Parking Standards SPD 2014.

19. Prior to occupation of development, details of the motorcycle and bicycle storage shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate provision of motorcycle and bicycle storage in accordance with the NPPF 2012 and Parking Standards SPD 2014.

20. NO DEVELOPMENT SHALL TAKE PLACE BEFORE a Japanese Knotweed Management Plan has been submitted to and approved in writing by the Local Planning Authority. The removal and disposal of the Japanese Knotweed shall be carried out in accordance with the approved details.

Reason: To ensure that a controlled waste is removed in a satisfactory way to avoid damage to buildings and property, and disposed of in the correct way to avoid further spread of the weed. In accordance with policy D18 of the Local Plan 2003.

21 PRIOR TO COMMENCEMENT OF DEVELOPMENT a car parking management plan, including long term design objectives, management responsibilities and maintenance schedules for all car parking areas shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved management plan.

Reason: To protect against indiscriminate car parking in accordance with the NPPF 2012 and Parking Standards SPD 2014.

22. In order to protect local ecology, at all times:

- the area of grass should be as short as possible up to, and including, the time when the building works take place, so that it remains unsuitable for Great crested newts to cross.
• Stored materials (that might act as temporary resting places) should be raised off the
ground e.g. on pallets or batons; and any rubbish is cleared away to minimise the risk
of Great crested newts using the piles for shelter.

• Any trenches or excavations are to be backfilled before nightfall or a ramp left to
allow Great crested newts to escape easily.

Reason: To protect local ecology in accordance with the NPPF 2012, Policy CS12 of the

23. Prior to occupation, details of the refuse store shall be submitted to and approved in
writing by the Local Planning Authority.

Reason: To ensure adequate secure adequate waste storage. The proposal is therefore
acceptable to the NPPF 2012, PPG 14, the Interim Technical Note on Waste Storage

24. The use hereby permitted shall take place between the hours of 08:00-12:30 and 13:00
and 18:30 Monday to Friday, 08:00 to 12:00 every 3\textsuperscript{rd} Saturday in a month and closed
Sunday and Bank Holidays.

Reason: To ensure that the finished appearance of the development will enhance the
character and visual amenities of the area. To comply with Policies B9, D20 and D21 of the

25. The proposed A1 pharmacy shall only be used ancillary to the D1 Surgery use on this
site. It should not be sub-divided or sold/let as a separate A1 commercial unit.

Reason: To ensure that adequate on-site car parking and serving facilities are available at all
times. In accordance with the Parking Standards SPD 2014.

General Reason(s) for Granting Permission

The principle of development in the Green Belt is considered acceptable. The principle of
use is also considered acceptable. The proposed medical centre is considered acceptable in
regards to spatial layout, Spacing and setting, Height, size, mass and architectural detailing,
Materials, Sustainable development, Car parking design, Parking, access and highway
implications, Residential amenity, Landscaping and trees, Provision for refuse and waste,
Biodiversity, Security, Noise pollution, Drainage and flooding, S106, Contamination of land,
Archaeology, Right of Way, Other matters and Public Sector Equality Duty (PSED).

The proposal is therefore in accordance with National Planning Policy Framework (NPPF)
2012, Planning Practice Guidance (PPG) 2014, Policies C1, C4, S2, E03, E7, E08, E09,
L05, R2, M02, M05, M06, M12, D03, D04, D05, D07, D14, D15, D17, D19, D21, D20, and
D23 of the Local Plan 2003, policies SP1, SP2, CS12, CS13, CS16, CS17, CS18, CS19,
CS21, CS22, CS24, CS25 and CS26 of the Core Strategy 2013, Parking Standards SPD
Guidelines for Development SPD (Part D of the Planning and Design Guide 2013), Interim
Technical note: Waste storage provision requirements for new residential developments
2014 and Public Sector Equality Duty (PSED).

13.0 Background Papers

1. The Planning application (14/1186/FUL) comprising application forms, certificate,
drawings and any letters from the applicant in support of the application.
2. Replies from Statutory consultees and correspondence from third parties.
3. Any other individual document specifically referred to in the agenda report.
4. Published policies / guidance

14.0 Informatives

1. This application was determined having regard for the guidance of the following policies:

   National Planning Policy Framework (NPPF) 2012
   Planning Practice Guidance (PPG) 2014
   C1 Green Belt (Local Plan 2003)
   C4 Development Criteria in the Green Belt (Local Plan 2003)
   S2 Surgeries (Local Plan 2003)
   E03 Species Protection (Local Plan 2003)
   E7 Trees and Hedgerows –Protection and Retention (Local Plan 2003)
   E08 Trees, Hedgerows and Development (Local Plan 2003)
   E09 Archaeology – Assessment of sites
   L05 RecProvision for Residential Development (Local Plan 2003)
   R2 Developer Requirements (Local Plan 2003)
   M02 Development and Movement (Local Plan 2003)
   M05 Pedestrian Needs (Local Plan 2003)
   M06 Cyclists (Local Plan 2003)
   M12 Highway Standards (Local Plan 2003)
   D03 Control of Development - Drainage and Runoff Considerations (Local Plan 2003)
   D04 Groundwater protection (Local Plan 2003)
   D05 Water Supply & Sewerage Facilities for New Development (Local Plan 2003)
   D07 Re-use and Recycling in Construction (Local Plan 2003)
   D14 Noisy Development (Local Plan 2003)
   D17 Pollution Control (Local Plan 2003)
   D19 Lighting Installations & Light Pollution (Local Plan 2003)
Planning permission has been granted for this proposal following extensive pre-application discussions and on-going discussions throughout the planning application to overcome key objections raised by the consultees and neighbouring properties. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

3. Building Regulations
To obtain advice regarding current Building Regulations or to submit an application, applicants should contact the Building Control Section Hertsmere Borough Council, Civic Offices, Elstree Way, Borehamwood, WD6 1WA, telephone 020 8207 2277. For more information regarding Building Regulations visit the Building Control Section of the Councils web site www.hertsmere.gov.uk

- To obtain Building Regulations Approval the applicant should apply to obtain either:
  - Full Plans approval - this will give prior approval to the work or
  - Building Notice approval - this requires 48 hours' notice prior to the commencement of work.

Both of these approvals will require the submission of the requisite fee and 2 copies of drawings and relevant calculations. Having applied for Building Regulations approval, the works applied for will be subject to inspection by Building Control Officers at specific stages to ensure compliance. The applicant has a statutory duty to inform the Council of any of the following stages of work for inspection:

- Excavation for foundations
- Damp proof course
- Concrete oversite
- Insulation
- Drains (when laid or tested)
- Floor and Roof construction
- Work relating to fire safety
- Work affecting access and facilities for disabled people
- Completion

Any work that affects a party wall will require approval from the adjoining owner(s). This aspect of the work is a civil matter and does not come within the remit of the Council. Please refer to the Government's explanatory booklet The Party Wall etc. Act 1996, a copy of which is available from the Council Offices, Borehamwood, Hertfordshire. More information is available on the Council's web site or for further information visit the Department of Communities and Local Government website at www.communities.gov.uk.

4. Affinity Water

You should be aware that the proposed development site is located within an Environment Agency defined Groundwater Protection Zone (GPZ) corresponding to Bushey Pumping Station. This is a public water supply, comprising a number of Chalk abstraction boreholes, operated by Affinity Water Ltd.

The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk. It should be noted that the construction works may exacerbate any existing pollution. If any pollution is found at the site then the appropriate monitoring and remediation methods will need to be undertaken.

For further information we refer you to CIRIA Publication C532 "Control of water pollution from construction - guidance for consultants and contractors".

5. Environment Agency

When dealing with contamination on site we recommend that developers:
• Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination.

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

• Refer to our website for more information and, in particular, the Planning and Land Contamination resource pages at https://www.gov.uk/contaminated-land

• Refer to Groundwater Protection Principles and Practice (GP3). This can be viewed at https://www.gov.uk/government/publications/groundwater-protection-principles-and-practice-gp3

The verification report should be undertaken in accordance with in our guidance ‘Verification of Remediation of Land Contamination’. This can be found at https://www.gov.uk/government/publications/verification-of-remediation-of-land-contamination.

6. Hertfordshire Ecology

Great Crested Newts

“In the event of Great crested newts being found, work must stop immediately and ecological advice taken on how to proceed lawfully from an ecological consultant or Natural England: 0845 6014523”.

Protection of birds

“The removal of trees & shrubs should be carried out during the period September to February only; to protect breeding birds, their nests, eggs and young. If this is not possible then a pre-development (same day) search of the area should be made by a suitably experienced ecologist for breeding birds and their nests. If active nests are found, then clearance work must be delayed until the juvenile birds have left the nest and are fully independent”.

7. Engineering Services

STANDARD DRAINAGE CRITERIA (CG01)

1. MAXIMUM ALLOWABLE PEAK DISCHARGE (Qmax)

The maximum allowable total discharge rate from this site will be calculated for the 'pre-developed' site layout for 1 in 1 year return period storm conditions. The contribution areas will be equivalent to 100% of the paved surface areas (roofs, hardstanding, roads etc) and an allowance of 10% of the ‘permeable’ surface areas (which will be deemed to act as though impermeable)

2. STORAGE REQUIREMENTS

The need for storage will be calculated for the proposed site layout for 1 in 100 year return period critical storm duration conditions taking into account the maximum allowable discharge previously calculated. The contributory areas will allow for 100% of the
impermeable surfaces plus an equivalent 10% of the permeable surfaces as though impermeable areas.

3. VOLUMETRIC RUNOFF COEFFICIENT

The catchments within Hertsmere Borough will consist of heavy clay soil, therefore a volumetric coefficient of 0.9 will be used for calculations, when Micro Drainage or similar methodologies are used.

In order to assist in a decision to advise the discharge of a planning drainage condition please supply 2 copies of drawings relating to the drainage layout, plus long sections and standard details (identifying any proposed storage and runoff control), along with calculations supporting the design and details of any flow restriction device.

Please also include the pre and post development permeable and impermeable areas of the site in m2.

If you require clarification on any aspect of the requirements of CG01 please contact Hertsmere Borough Council Engineering Services on 020 8207 7492 or email engineering.services@hertsmere.gov.uk

Notes:

STANDARD DRAINAGE CRITERIA (CG01)

CG01 is a surface water source control condition and sets a maximum surface water discharge rate for a site based on a 1 in 1 year storm event for the pre development site. It also requires that storage be provided for a 1 in 100 year event, for the post development site, taking into account the previously calculated maximum discharge rate.

This is a Hertsmere Borough Council improving condition and is over and above any requirements placed on the development by the Environment Agency and/or Thames Water Utilities. The developer has to design for the most onerous of any of the requirements regardless of whether the system ultimately discharges to a private drain, public sewer, soakaway or watercourse. Storage is to be provided on site by means of a storage tank or oversized pipes, not by utilising spare capacity within the system.

The following information is required in order to determine compliance with CG01 and assist in recommending discharge of the condition:

1. Proposed maximum surface water discharge rate i.e. up to the maximum allowable as calculated using CG01.
2. Proposed method of limiting surface water discharge to this rate.
3. Proposed volume of storage as calculated using CG01.
4. Proposed method of providing this volume of storage.
5. The following 5 areas:
   • The total site area.
   • The pre development permeable area.
   • The pre development impermeable area.
   • The post development permeable area.
   • The post development impermeable area.

A site drainage plan showing layout, discharge point, location of storage and location of flow control device.
This information is required so we can assess compliance with CG01 so without them we cannot recommend discharge of the condition.

If you require clarification on any aspect of the requirements of CG01 please contact Hertsmere Borough Council Engineering Services on 020 8207 7492 or email engineering.services@hertsmere.gov.uk

8. Thames Water

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water’s Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. 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 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.

A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal
plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent.

Applications should be made at http://www.thameswater.co.uk/business/9993.htm or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

9. National Grid Company PLC

The National Grid have identified that their apparatus is within the vicinity of the proposed works. This apparatus is:

- high or intermediate pressure (above 2 bar) gas pipelines with associated equipment.
- low or medium pressure (below 2 bar) gas pipes with associated equipment.
- electricity transmission underground cables and associated equipment.

Case Officer Details
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