**By Planning Portal**

F.A.O Alice Reade

Watford Borough Council

Planning and Development

Town Hall

Watford

WD17 3EX

09th April 2023

Dear Ms. Alice Reade

**Application for Partial Discharge of Details Reserved by Conditions – Condition 27 (Landscaping)**

**94-98 St Albans Road and 114 St Albans Road, Watford, WD24 4AD**

On behalf of Berkeley Homes (North East London) Limited, please find enclosed details to support the partial approval of details reserved under Condition 27 (Landscaping), relating to the proposed Landscaping materials, and installations of planning permission ref: 21/01575/VARM as amended, at Eight Gardens, 94-98 St Albans Road, Watford.

The application has been submitted via the planning portal (Ref: PP-12964169) and comprises:

* This cover letter;
* Application Form, and;
* Design Document including the following details:
	+ Current landscape drawing pack
	+ Fabrik -condition discharge report
	+ Reade signs design pack (inc. design report, location plans, schedule)
	+ External lighting schedule and data sheets.

The application fee of £145 + £70 administration charge has been paid via Planning Portal.

**Site History**

The Original Consent

On 25th November 2020 Berkeley secured planning permission (ref. 19/00507/FULM) for the phased redevelopment of 94 - 98 St Albans Road, Watford. The description of development was as follows:

*“Hybrid planning application: comprising detailed planning application for the demolition of existing buildings and erection of up to 1,214 residential units (Use Class C3) and 2,050sqm GEA of flexible commercial floorspace (Class A1, A2, A3, A4, A5, B1, D1, D2), a new energy centre (sui generis) and associated car and cycle parking, landscaping including a new square and highway works including alterations to the existing access road. Outline planning application (all matters reserved except access) for the erection of a 2-form entry primary school and nursery (Use Class D1) of up to 2,910sqm GEA of floorspace, associated car parking and landscaping.”*

The Extant Permission

A Section 73 Minor-Material Amendment application to amend Phase 1B (Buildings S3 and S6) and 1C (Buildings S4 and S5) of the extant permission 19/00507/FULM, was approved on 10th June and introduced 53 additional units, a revised unit mix and 408 additional balconies (ref. 21/01575/VARM). The description of development is outlined below:

*“Hybrid planning application: comprising detailed planning application for the demolition of existing buildings and erection of Use Class C3 residential units and flexible commercial floorspace (Class E), public house and bar (sui generis), takeaway (sui generis), a new energy centre (sui generis) and associated car and cycle parking, landscaping including a new square and highway works including alterations to the existing access road. Outline planning application (all matters reserved except access) for the erection of a 2-form entry primary school (Class F) and nursery (Class E), associated car parking and landscaping.”*

**Condition 27 – Landscaping**

Overview

Condition 27 of the extant planning permission states:

*Prior to the commencement of any superstructure works for each development phase, a*

*landscaping scheme for the treatment of all open spaces, including but not limited to*

*public open space, communal amenity space, children's play space and private amenity*

*space, shall be submitted to and approved in writing by the Local Planning Authority. The*

*landscaping scheme shall be based upon the approved Landscape Strategy (May 2019)*

*and include the following details*

*a) Details of the landscape management scheme;*

*b) Details of children's play space, including but not limited to types of play areas,*

*play equipment, how the space is differentiated from communal/public open space and*

*how this fit in with the children's play space strategy for the whole site;*

*c) Enclosures: including but not limited to types, dimensions and treatments of walls,*

*fences, screens, barriers, rails, retaining walls and hedges;*

*d) Hard landscaping: including but not limited to ground surfaces, kerbs, edges,*

*paving, furniture, bins, lighting, steps and if applicable synthetic surfaces;*

*e) Soft landscaping: number and type of species to be planted;*

*f) Trees: number and type of species to be planted;*

*g) Biodiversity measures, including but not limited to green roofs, brown roofs, bird*

*boxes, bat boxes, invertebrate boxes and bee hives;*

*h) Lighting details, including siting, type, height, specification, hours of operation and*

*lux values;*

*i) Details of the wayfinding signage and details of the maintenance of any such signs*

*proposed and approved;*

*j) Details of how the landscaping features will provide suitable wind mitigation as set*

*out in the Environmental Statement;*

*k) Management plan detailing management responsibilities and maintenance*

*schedules for the ongoing maintenance and access for communal amenity areas and*

*public open space;*

*l) Any other landscaping feature(s) forming part of the scheme;*

*All landscaping in accordance with the approved scheme shall be completed/planted*

*during the first planting season (unless otherwise agreed in writing) following practical*

*completion of the development phase. Any trees or shrubs which die within five years of*

*completion of the development phase shall be replaced with the same species, unless*

*otherwise approved in writing, to the satisfaction of the Local Planning Authority.*

*The development phase shall be carried out strictly in accordance with the approved*

*details and shall be maintained as such thereafter.*

Background

An application was submitted and approved 13th June 2023 to partially discharge the above condition 27 (l) comprising details of the public art installations only (Ref: 23/00445/DISCON)

Second Partial Discharge

Further to the above mentioned submission we are now applying to formally discharge conditions 27 (a-k) relating to phase 1.

Next steps

As previously discussed, the following phases will be submitted for approval in due course to allow this condition to be fully discharged:

-Phase 2 conditions 27 (a-k)

**Conclusion:**

We trust that the enclosed documents provide you with sufficient information to validate and determine this application in line with statutory timescales. In the interim if you have any questions of require anything further, please do not hesitate to contact Leo Scarfe or I.

Yours sincerely,

Callum Wilson

**Technical Coordinator**

cc Leo Scarfe Berkeley Homes (North East London) Limited

 Molly Brennan Berkeley Homes (North East London) Limited

 Rob Packham Berkeley Homes (St Edward) Limited

 Alfie Yule Berkeley Homes (St Edward) Limited