

ITEM NUMBER: 5

21/00858/ROC	Variation of Condition 2 (Approved Plans) attached to planning permission 20/01355/MFA (Construction of a single storey chapel crematorium with associated parking, landscaping and infrastructure)	
Site Address:	Land south of Bedmond Road, Hemel Hempstead, Hertfordshire	
Applicant/Agent:	West Herts Crematorium Joint Committee/Haverstock	
Case Officer:	Robert Freeman	
Parish/Ward:	Nash Mills Parish Council	Nash Mills
Referral to Committee:	The application has been referred to the Development Management Committee because the Borough Council is the landowner.	

1. RECOMMENDATION

- 1.1 That planning permission be **DELEGATED** to the Group Manager, Development Management with a view to **APPROVAL** subject to the completion of a variation to the legal agreement under Section 106 of the Town and Country Planning Act 1990 (As amended)
- 1.2 That the proposals be **REFERRED** to the **MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT** as a Departure to the Development Plan in accordance with Town and Country Planning (Consultation) (England) Direction 2009.

2. SUMMARY

- 2.1 The application seeks minor material amendment to planning permission 20/01355/MFA and will result in the grant of a new planning permission under Section 73 of the Town and Country Planning Act 1990 (As Amended) These amendments relate to the construction of new attenuation basins for the purposes of drainage and amendments to the landscaping of the site including the provision of additional landscaping bunds.
- 2.2 The principle of the development has already been accepted through the grant of planning permission.
- 2.3 Although the construction of the crematorium building and chapel, in view of its scale, would constitute inappropriate development within the Green Belt and would be contrary to the national planning policy framework and Policy CS5 of the Core Strategy, the visual harm to the open character and appearance of the Green Belt in this locality is considered to be quite limited. There are very special circumstances which would outweigh the harm caused by the proposals including the economic and social benefits arising from the proposals.
- 2.4 The amendments to the scheme are required to provide a satisfactory form of drainage to the site but will also create additional habitat thereby increasing the biodiversity gains associated with the proposals. The proposals would provide economic benefits in the form of new jobs and increased spending within the Borough, but primarily it would provide facilities for an essential societal need for burial space in accordance with Policies CS23

and CS35 of the Core Strategy. This is a significant and conclusive factor in the decision to grant planning permission in this case.

3. SITE DESCRIPTION

- 3.1 The application site comprises 6.3 hectares of land located off Bedmond Road at the south eastern edge of Hemel Hempstead. Located between the crossroads with Bunkers Lane and Blackwater Lane and the junction of the Bunkers Park access road with Bedmond Road the site comprises a former agricultural field which has recently be set out for use as a cemetery.
- 3.2 The proposed crematorium site would be located immediately adjacent to this cemetery use and would utilise the existing access point off Bedmond Road. This access track to the car park to Bunkers Park has been widened and tarmacked to the entrance of the cemetery and gates have been installed at the entrance thereto
- 3.3 The site now includes an access road running parallel to Bedmond Road together with a number of surfaced footpaths and a car park within which there are 80 parking spaces. A separate access and 'L' shaped building has been constructed adjacent to the eastern boundary with Bedmond Road and incorporating an administration and service area for the cemetery.
- 3.4 Land north of the cemetery and bordered by Bedmond Road, the rear gardens to dwellings at Woodfield Drive and the access road to Bunkers Park is identified for use as public leisure space within the Site Allocations DPD but currently comprises an open field.
- 3.5 To the south of the site and on the opposite side of the carriageway at Bunkers Lane there are a number of residential units including the grade II listed building complex at Bunkers Farm.

4. BACKGROUND/PLANNING HISTORY

- 4.1 West Herts Crematorium Joint Committee (WHCJC) was established in 1953 to serve the residents of its five constituents (Dacorum Borough Council, Hertsmere Borough Council, St. Albans City and District Council, Three Rivers District Council and Watford Borough Council) by providing cremation services. These cremation services currently operate from a single site at West Herts Crematorium, Garston.
- 4.2 The proposals for a crematorium at the site follow the identification by WHCJC of a need for a new crematorium facility to accommodate an increase nationally and locally in cremations and given a lack of capacity at West Herts Crematorium, Garston. Cremations accounted for 77% of all funeral in the UK in 2017 and 78% of all funerals in the UK in 2018. The demand has increased significantly in recent years as a result of demographic changes in the population.
- 4.3 WHCJC appointed Haverstock to design and secure planning permission for a new single chapel crematoria at the application site. Haverstock have significant experience in crematoria design having worked on projects at Telford, Guildford and Bierton in recent years.
- 4.4 A comprehensive consultation and evaluation of the scheme has been undertaken with relevant stakeholders prior to the submission of the application including formal pre-application meetings with DBC (as planning authority) and HCC (as highway authority)

- 4.5 The Development Management Committee previously considered an application for the crematorium and chapel (20/01355/MFA) at its meeting of the 24th September 2020 and resolved that planning permission should be granted.
- 4.6 This case was duly referred to the Ministry of Housing, Communities and Local Government and the Secretary of State determined that the application should not be called in on the 20th October 2020
- 4.7 The application was determined by the Council on the 27th October 2020 following a completion of a Unilateral Undertaking in favour of Hertfordshire County Council. This secured a contribution towards the improvement of bus stops on Bedmond Road.
- 4.8 Since the determination of this planning permission (20/01355/MFA), the applicants have discharged planning conditions 3 (Materials) 7 (Highways), 9 (Construction Management Plan) and Condition 10 (Ecology) (20/03478/DRC) relating to this site.
- 4.9 An application to discharge planning condition 16 (Drainage) remains undetermined (20/03889/DRC)

5. PROPOSAL

- 5.1 The application involves the construction of a new crematorium building with associated services including a chapel, crematory and administrative space in three distinct areas.
- 5.2 The amendments to the proposed scheme include the provision of two attenuation basins and a deep borehole soakaway as part of a revised drainage scheme for the site, the replacement of a gabion retaining wall with a planted embankment and the inclusion of a substation. These works are set out on Drawing Number 0569_PLI-00-ZZ-DR-0100 Revision 13 (Landscape Masterplan). The Drainage Strategy for the site has been updated and is now set out in document (J4053-C-RP-002 Revision 8)
- 5.3 The chapel is designed to accommodate a congregation of approximately 150 people with seating for up to 139 people within the main chapel and additional standing space for up to 115 in both the chapel and lobby/waiting area. A large glazed area to the rear of the building would provide light to the chapel space with a pond and floral tributes located within a protected external amenity space and shielded by landscape bunds from access and circulation space beyond the building.
- 5.4 Mourners will access the chapel from the Porte Cochere at the eastern end of the building. Upon leaving the chapel, the congregation are led via a covered walkway towards the floral tribute area.
- 5.5 The administrative areas for the crematorium are located at the western end of the building and includes both a large meeting room and family meeting space together with staff workstations, an archive, shower and staffrooms. The more private committal, crematory, plant room and service yard area located beyond the chapel.
- 5.6 A separate Remembrance Chapel is proposed to be constructed to the south west of the main building providing in a modest single storey pavilion for use as a quiet contemplation space for mourners and those visiting memorials. This will incorporate an external area for the preparation of floral tributes.
- 5.7 The site would be accessed off an existing service road from Bedmond Road and through the existing access to the cemetery at the site. The existing car park for the cemetery on the site would be extended from the 80 spaces currently provided to provide formal car

parking for up to 140 vehicles (60 spaces) Additional parking can be provided within an overflow parking area of for a further 38 vehicles if required. 20% of these new spaces would be provided with electric charging points with the on-site infrastructure provided to extend this to all spaces.

6. REPRESENTATIONS

Consultation responses

6.1 These are reproduced in full at Appendix A.

Neighbour notification/site notice responses

6.2 These are reproduced in full at Appendix B.

7. PLANNING POLICIES

Main Documents:

National Planning Policy Framework (February 2019)
Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)
Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Relevant Policies:

Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS2 – Selection of Development Sites
CS5 – Green Belt
CS8 – Sustainable Transport
CS12 - Quality of Site Design
CS13 – Quality of Public Realm
CS14 – Economic Development
CS23 – Social Infrastructure
CS25 – Landscape Character
CS26 – Green Infrastructure
CS27 – Quality of the Historic Environment
CS28 – Carbon Emission Reductions
CS29 - Sustainable Design and Construction
CS30 – Sustainability Offsetting
CS31 – Water Management
CS32 – Air, Soil and Water Quality
CS35 – Infrastructure and Developer Contributions.

Local Plan

Policy 13 – Planning Conditions and Planning Obligations
Policy 51 – Development and Transport Impacts
Policy 54 – Highway Design
Policy 97 – The Chilterns Area of Outstanding Natural Beauty.
Policy 99 – Preservation of Trees, Hedgerows and Woodlands

Supplementary Planning Guidance/Documents:

8. CONSIDERATIONS

Policy and Principle

- 8.1. The principle of providing a crematorium and chapel building at the site has already been accepted through the grant of 20/01355/MFA. Members are requested to refer to the report for this application in Appendix C for full details relating to this decision.
- 8.2. The conclusions of this report in relation to the principle of development, the need for the crematorium and associated buildings, the scale, layout and appearance of the building, the impact of the buildings upon the open character and appearance of the Green Belt, access and parking and its environmental impact (emissions, sustainability and air quality) remain valid. This report does not repeat these earlier considerations and conclusions.
- 8.3. Officers would still conclude that although the scale of the building constitutes inappropriate development in the Green Belt, there are very special circumstances that outweigh the harm to the character and appearance of the Green Belt and justify a departure from Green Belt policy in this instance. This is based on the economic and social benefits of the scheme outweighing harm to the Green Belt designation.

Impact on Visual Amenity and Openness

- 8.4. The proposed amendments to the scheme would not materially affect the open character and visual amenities of the Green Belt and as such would be acceptable under National Planning Policy Framework and Policies CS5 and CS12 of the Core Strategy.
- 8.5. The crematorium building would be surrounded by a series of earth bunds providing shelter and solitude to the crematorium and associated memorial areas, protecting views from the chapel towards the landscaped grounds and screening the chapel from the circulation of the hearse within the site. The intention is to limit the visual impact of the building upon the open countryside in accordance with the aims and objectives of Green Belt policy.
- 8.6. The main difference between the current submission and that granted planning permission is that between the chapel building and the access road there will be a regrading of the earth bund to the south of the chapel resulting in the construction of a landscaped embankment to the highway rather than a landscaped bank with a steep gabion retaining structure (similar to a Ha-ha). The landscaped embankment would provide a more natural appearance to this area of the site whilst still screening the building from wider views to the south.
- 8.7. The attenuation basins are located towards the southern boundary of the site and adjacent to the existing attenuation basin constructed for the adjacent cemetery site. These basins will have a minimal impact on the visual amenities and openness of the Green Belt.

Landscaping and Ecology

- 8.8. The site is subject to a detailed Landscaping Strategy by Plincke. This will see the introduction of 35 specimen trees and approximately 13,800 whips within woodland planting areas (21 trees per 100m²) together with the retention of the majority of the

existing trees and hedgerows upon the site and its perimeter. Any landscaping removed from the site to facilitate the provision of temporary access for construction will be replaced and enhanced post completion of the development.

- 8.9 The amendments to the approved plan will result in improvements in the landscaping of the site replacing the gabion walls to the south of the building with a more natural landscaped bank which together with the introduction of a number of earth bunds around the site screen the main building from wider views, frame access routes within the site and provide a protected and tranquil setting for services and the viewing of floral tributes.
- 8.10 The construction of the new attenuation ponds will result in the removal of two trees on site. In the overall context of the development this is not considered to be significant. The introduction of additional attenuation basins and landscaped banks will soften the appearance of site and enhance local green infrastructure in accordance with Policy CS26 of the Core Strategy. New habitats will be supplemented by the inclusion of an aquatic environment in addition to the previous ecological improvements in the form of bat boxes, bird boxes and hedgehog boxes, insect nesting aids and bumblebee boxes.

Flood Risk and Drainage

- 8.11 A new drainage strategy for the site still allows for surface water run-off to flow to detention basins at the lowest point of the application site before entering a deep borehole soakaway. A separate detention basin and borehole is now proposed to accommodate surface water run-off from the crematorium site. This segregation of drainage system is primarily required for the purposes of regulation by the Environment Agency. The flow rate to this facility will be reduced by the provision of SuDs features.
- 8.12 The drainage strategy has been considered by both the Lead Local Flood Authority and Environment Agency and subject to the imposition of planning conditions is considered to be appropriate to ensure that the site is protected from flooding and that it does not pose any significant risk to groundwater in terms of contamination.

Developer Contributions and Infrastructure

- 8.13 The provision of adequate cremation facilities and burial space is considered to be an essential societal need and as such is supported by Policy CS23 of the Core Strategy.
- 8.14 In accordance with Policy CS35 of the Core Strategy, all developments are expected to contribute towards the cost and provision of on-site, local and strategic infrastructure necessary as a result of development. The proposed use of the site is not subject to charge under the Community Infrastructure Levy (CIL) and as such would not contribute towards infrastructure provision through the payment of CIL.
- 8.15 The site is however expected to be accessible for all parties who may wish to attend Cremations and as such the County Council as highway authority has previously sought to cover the costs of improvements to the nearest local bus stops serving the site in accordance with Policies CS8, CS12 and CS35 of the Core Strategy. The grant of this new planning permission will result in the need for a variation to this legal agreement in order to secure a contribution towards these works. The total sum secured would amount to some £11,000.

Other Matters

Conditions

- 8.16 The effect of granting planning permission under Section 73 of the Town and Country Planning Act 1990 (As Amended) is the issue of a fresh grant of permission. A decision notice describing the new permission should be issued, setting out all the conditions pertaining to it. As a planning application under Section 73 cannot be used to vary the time for implementation of a planning application, this must be consistent with the original permission.
- 8.17 Where other conditions imposed on the original planning permission have been discharged then amended conditions should be imposed detailing this fact. As set out in paragraph 4.8 to this report, the applicants have already discharged a number of conditions relating to the site and a number of conditions attached to this permission cross reference these approved details.

Procedure

- 8.18 The application needs to be referred to the SOS in view of its Green Belt location and given the size of the proposed building. In the event that the proposals are not called in for a decision, the application may be determined by the Borough Council. The Borough Council is required to provide 21 days for such matters to be considered.
- 8.19 As the land is owned by the Borough Council any associated legal agreement will need to be prepared in favour of the County Council to be enforceable. A legal agreement will secure a contribution of £11,000 toward bus stop improvements.

9.0 CONCLUSION

- 9.1 The amendments to the drainage strategy and landscaping works are not considered to have any material impact upon the open character and appearance of the Green Belt and do not result in any significant planning issues.
- 9.2 Given the above matters, it is concluded that although the construction of a crematorium building would comprise inappropriate development in the Green Belt, the economic, environmental and social benefits arising from its construction and use amount to “very special circumstances” (VSC) These VSC would clearly outweigh the limited physical harm to the Green Belt, its aims and objectives resulting from the proposals.

10 RECOMMENDATION

- 10.1 a) That in accordance with the Town and Country Planning (Consultation) (England) Direction 2009 the application be **REFERRED** to the Secretary of State (DCLG)
- b) In the event that the Secretary of State does not call in the application that the application is **DELEGATED** to the Group Manager, Development Management with a **VIEW to APPROVAL** subject to the completion of a planning obligation under S106 of the Town and Country Planning Act 1990 as amended and subject to the conditions below:
- c) That the following Heads of Terms for the planning obligation are agreed:
- a sum of £11,000 is secured for the improvement of bus stops in the vicinity of the application site.

Condition(s) and Reason(s):

- 1. The development hereby permitted shall begin before the 27th October 2023.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990, as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2. The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

1203-1000-OS Plan (Site Location Plan)
1203-D036A (Design and Access Statement)
0569-PLI-XX-XX-RP-L-0001-P08 (Stage 3 Report Landscape Design by Plincke – May 2020)
1203-P1001 (Proposed Site Plan)
1203-P1002 (Proposed Ground Floor Plan)
1203-P1003 Revision A (Proposed Roof Plan)
1203-P2000 Revision A (Proposed Elevations – Main Building)
1203-P2001 (Proposed Elevations – Chapel of Remembrance)
1203-P2002 Revision A (Proposed Section – Main Building)
1203-P2003 (Proposed Section – Chapel of Remembrance)
1203-D040 (CGI Visual – Crematorium Approach)
0569-PLI-00-XX-ZZ-DR-L-0100-P13 (Landscape Masterplan)
0569-PLI-97-XX-SH-L-0001-P03 (Outline Landscaping Specification)
0569-PLI-94-XX-SH-L-0002-P01 (Soft Landscaping Schedule)
0569-PLI-00-ZZ-DR-L-0160-P06 (External Material Measurement)
0569-PLI-00-ZZ-DR-L-0161-P05 (Hard Landscaping Strategy)
0569-PLI-00-ZZ-DR-L-0162-P04 (Soft Landscaping Strategy)
0569-PLI-00-ZZ-DR-L-0163-P03 (Biodiversity Enhancement Strategy)
0569-PLI-00-ZZ-DR-L-0300-P10 (Tree Retention and Removal Plan)
J4053-C-DR-1001 Revision 4 (Drainage Plan)
J4053-C-DR-1002 Revision 3 (Drainage Plan)
J4053-C-DR-1003 Revision 4 (Drainage Plan)
J4053-C-RP-0002 Rev 08 Status S4 (Site Wide Sustainable Drainage System Strategy)
Ecological Opportunities Strategy by Ecology and Land Management – May 2020
Energy and Sustainability Report by RHB Partnership – May 2020
Landscape and Visual Impact Assessment by Plincke – May 2020
Preliminary Ecological Appraisal by Ecology and Land Management – May 2020
Transport Assessment by Mode, May 2020

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

- 3. The development hereby approved shall be constructed from the materials approved under planning reference 20/03478/DRC.**

Reason: To ensure satisfactory appearance to the development and to safeguard the visual character of the area in accordance with Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013).

- 4 The development hereby approved, shall not be used, until the means of access, parking and circulation areas have been provided fully in accordance with the approved plans.**

Reason: To ensure the provision and retention of adequate access and parking facilities for the site in accordance with Policies CS8 and CS12 of the Core Strategy.

- 5 **The soft landscaping works shall be planted in accordance with the Soft Landscaping Schedule (0569-PLI-94-XX-SH-L-0002) within one planting season of completing the development.**

Any tree or shrub which forms part of the approved landscaping scheme which within a period of 5 years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity.

Reason: To ensure the adequate landscaping of the site in accordance with Policies CS12, CS26 and CS29 of the Core Strategy.

- 6 **No development shall take place until protective fencing has been provided in accordance with the Tree Retention and Removal Plan (0569-PLI-00-ZZ-DR-L-0300-P10) The fencing shall remain in-situ and be free from the storage of construction material, plant and machinery for the duration of the construction period.**

Reason: To ensure the adequate protection of trees and landscaping features in accordance with Policy CS12 and Saved Policy 99 of the Local Plan 1991-2011.

- 7 **The Temporary Construction Access works shall be carried out fully in accordance with the details approved under planning reference 20/03478/DRC.**

Reason: In the interests of highways safety and in accordance with Policies CS8, CS12 and CS26 of the Core Strategy.

- 8 **The temporary access shall be closed and landscaped to the satisfaction of the Local Planning Authority prior to the commencement of the use of the site.**

Reason: In the interests of highways safety and in accordance with Policies CS8, CS12 and CS26 of the Core Strategy.

- 9 **The development, hereby approved, shall be implemented in accordance with the Construction Management Plan approved under planning reference 20/03478/DRC**

Reason: In the interests of highways safety in accordance with Policies CS8 and CS12 of the Core Strategy.

- 10 **The site shall be surveyed fully in accordance with the Recommendations in Table 9 of the Preliminary Ecological Appraisal by Ecology and Land Management dated 20th May 2020 prior to the commencement of any works thereto. Where necessary appropriate mitigation measures shall be undertaken to ensure the protection of species in accordance with relevant legislation.**

Reason: To ensure the adequate protection of habitat and species in accordance with Policy CS26 of the Core Strategy.

- 11 **The development, hereby approved, shall not be used until the measures for enhancing the sites biodiversity on the Biodiversity Enhancement Strategy Plan (0569-PLI-00-ZZ-DR-L-0163) have been provided in accordance with the approved details. These measures shall be managed in accordance with Table 7 of the Ecological Opportunities Strategy and shall thereafter be retained.**

Reason: To ensure the delivery of biodiversity improvements in accordance with Policies CS26 and CS29 of the Core Strategy.

- 12 If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented in accordance with the approved details.**

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from contamination sources in accordance with paragraph 170 of the NPPF and Policy CS31 of the Core Strategy.

- 13 No drainage system for the infiltration of surface water to the ground, other than those accepted within the revised drainage strategy, are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters and must be carried out in accordance with the approved details.**

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by the mobilised contaminants in accordance with paragraph 170 of the NPPF and Policy CS31 of the Core Strategy

- 14 Piling and other deep foundation designs using penetrative methods shall not be carried out other than with the written permission of the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

Reason: Some piling techniques can cause preferential pathways for contaminants to migrate to groundwater and cause pollution and as such should not be undertaken in the interest of water management under Policy CS31 of the Core Strategy.

- 15 The development permitted by this planning permission shall be carried out in accordance with the approved Site Wide Sustainable Drainage Systems Strategy dated 3rd March 2021, reference J4053-C-RP-0002 Rev 08 Status S4, prepared by Webb Yates Engineers and the following mitigation measures:**

1. Limiting the surface water run-off generated by the 1 in 100 year + climate change (+40%) critical storm so that it will not exceed the greenfield run-off from the undeveloped site and not increase the risk of flooding off-site.

2. Provide attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event

3. Surface water to be managed, attenuated and treated on site through the installation of permeable paving and sub base on all car parking spaces, with tarmac access roads draining to the permeable paving; a swale along the southern perimeter of the southern internal ring road; permeable paving to the perimeter external areas around the crematorium building; and a granular filter trench prior to discharge into the attenuation pond; separate filter trenches at the base of each earth bund to mitigate the risk of overflow towards the proposed buildings.

4. Final discharge of surface water from the development via deep bore soakaway at a restricted rate of 1.66l/s via a hydro brake.

5. Maintain and manage existing and proposed surface water drainage and surface water overland flow routes within the proposed site without increasing flood risk to the surrounding area.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To manage the drainage of water from the site in the interest of flood prevention and the prevention of contamination to groundwater in accordance with Policy CS31 of the Core Strategy.

16 No development shall take place until the final design of the drainage scheme is completed and sent to the LPA for approval. The surface water drainage system will be based on the submitted Site Wide Sustainable Drainage Systems Strategy dated 3rd March 2021, reference J4053-C-RP-0002 Rev 08 Status S4, prepared by Webb Yates Engineers. The surface water drainage scheme should include:

1. Detailed falling head tests for the deepbore soakaway. All calculations should be updated with the measured infiltration rate found on site. The scheme shall subsequently be updated with the measured rate, as well as any updates needed to the drainage strategy and the proposed scheme. If infiltration is found not to be feasible an alternative surface water discharge mechanism and drainage strategy will need to be provided.

2. Detailed infiltration testing in accordance with BRE Digest 365 where shallow infiltration is proposed at the location of the permeable paving within the car parking areas and any other areas where shallow infiltration is proposed. This should be undertaken at the exact location and depth of the proposed infiltrating features.

3. A detailed drainage plan including the location and provided volume of all SuDS features, pipe runs and discharge points into any storage features. If areas are to be designated for informal flooding, these should also be shown on a detailed site plan.

4. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their location, size, volume, depth and any inlet and outlet features including any connecting pipe runs. All corresponding calculations/modelling should be included to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year + 40% allowance climate change event.

5. Ensure the discharge rate and volume into the existing attenuation pond is sufficient to cater for the 1 in 100 year + 40% for climate change event. This should

include total volumes from both Phase 1 and 2 to confirm the total volume and freeboard of the pond is sufficient.

6. If there will be any areas of informal flooding these should be shown on a plan, specifying how these areas will be management.

7. Provision of half drain down times within 24 hours

8. Demonstrate appropriate SuDS management and treatment and inclusion of above ground features such as permeable paving

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent an increase in risk of flooding both on and off site in accordance with Policy CS31 of the Core Strategy.

17 Upon completion of the drainage works for the site in accordance with the timing / phasing, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Provision of a complete set of as built drawings for site drainage. As built drawings should include all SuDS features including inlet and outlet features and associated drainage infrastructure including the existing attenuation pond and deep bore soakaway

2. A management and maintenance plan including the maintenance and operational activities.

3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason: To reduce the risk of flooding to the proposed development in accordance with Policy CS31 of the Core Strategy.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Nash Mills Parish Council	Nash Mills Parish Council has no objection to this application.
St Albans City and District Council	St Albans City and District Council as neighbouring Local Planning Authority does not wish to object to the proposed development, subject to any responses from statutory consultees being duly taken

	into account when determining this application
Hertfordshire County Council Archaeological Unit	No comment
Hertfordshire County Council Ecology Unit.	No comments received.
Hertfordshire Constabulary	In relation to crime prevention I have no objections regarding this application
Hertfordshire County Council Highways Department	HCC as Highway Authority would not have any specific objection to the amended proposed landscaping plans, which includes details in relation to the proposed temporary access route. Nevertheless the full technical approval of the highways works linked to the temporary access would be via the separate 278 agreement process
Hertfordshire County Council – Lead Local Flood Authority	<p>We previously provided comments on application reference 20/03889/DRC at this site, in our letter dated 22 January 2021.</p> <p>From a review of the application form it is understood that in the reason why the applicant wishes the conditions to be removed or changed, it is stated: “The Landscape and Drainage Strategy has changed and updated drawings and document.”</p> <p>The applicant wishes the condition to be varied to include:</p> <ul style="list-style-type: none"> • 0569-DLI-XX-ZZ-DR-L-0100 to be P13 revision • 0569-PLI-XX-ZZ-DR-L-0300 to be P10 revision • J4053-C-RP-0002 to be Revision 08, Status S4 and associated drawings. <p>Drawing: 0569-DLI-XX-ZZ-DR-L-0100 to be P13 revision is the Landscape Masterplan. From a review of the landscape masterplan drawing, it is annotated to show new pond created as part of revised surface water drainage system. There is also gabion retaining wall replaced by planted embankment.</p> <p>We understand that as part of the originally proposed drainage strategy, the strategy was to discharge into an existing deep borehole soakaway. However, it is now understood that the applicant is proposing a totally separate drainage system and new borehole(s) to discharge, just for the crematorium development. Our understanding is that the proposed variation of condition is to modify the drainage strategy such that the crematorium drainage is separate. As it is understood that the design principles are exactly the same; it is going to a separate borehole at the bottom of the site, we can advise that we would have no objection to the proposed variation of condition. The</p>

	<p>LLFA can advise that it is accepted that the proposal is appropriate.</p> <p>We would advise that the applicant will need to apply to discharge the drainage condition. We request to be consulted when the applicant has undertaken updated infiltration testing and the associated revised drainage calculations and strategy are presented</p> <p>ADDITIONAL COMMENT</p> <p>Please re-apply the drainage conditions relating to this scheme.</p> <p>As the applicant is due to undertake updated infiltration testing, so the drainage strategy will need to be updated.</p>
Conservation and Design	<p>The proposals relate to works with regards to drainage and associated landscaping. They do not change the overall design concept of the scheme and would in our view not cause additional harm. As such we would not object to these proposals.</p>
Environmental Health	<p>Having reviewed the application submission and the ECP records I am able to confirm that there is no objection on the grounds of land contamination. Also, there is no requirement for further contaminated land information to be provided, or for contaminated land planning conditions to be recommended in relation to this application. Additionally the proposed variation of condition will not impact upon the emissions generated by the conditionally permitted crematorium.</p>
Environment Agency	<p>We are in a position to recommend the discharge of condition. We have been in regular discussion with the applicant's agent regarding the proposed drainage, including providing pre-application advice as part of the permitting application process. We are satisfied that it will possible to grant an environmental permit for the drainage scheme as provided and on this bases it is considered the information provided is sufficient to support the discharge of this condition.</p> <p>As part of the permitting process, we will undertake further risk assessment however it is not considered that this will result in any requirement to fundamentally alter the strategy provided. Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by the mobilised contaminants in line with paragraph 170 of the NPPF and to prevent the further deterioration to groundwater quality and recovery of a drinking water protected area of the Mid Chilterns Chalk Groundwater body.</p>
Thames Water	<p>Waste Comments</p> <p>The planning application proposal sets out that Foul Water will not be discharged to the public network and as such Thames Water has no</p>

	<p>objection. Should the applicant subsequently seek a connection to discharge Foul Waters to the public network in the future, we would consider this to be a material change to the application details, which would require an amendment to the application and we would need to review our position.</p> <p>The application indicates that Surface Water will not be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority. Should the applicant subsequently seek a connection to discharge surface water into the public network in the future then we would consider this to be a material change to the proposal, which would require an amendment to the application at which point we would need to review our position.</p> <p>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.</p>
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APPENDIX B: REPRESENTATIONS

No comments have been received from neighbouring parties in relation to this application.