

## **The Town and Country Planning (Northwood Headquarters) Special Development Order 2025**

### **Notice of Relevant Approval under article 5 and Statement under article 7**

#### **Relevant Approval under article 5**

The Secretary of State for Housing, Communities and Local Government grants relevant approval for the relevant development (Project A), as set out in the relevant submission provided on 25 March 2025, subject to the following conditions set out below:

1. Where details are indicated on drawings for agreement with the local planning authority these are for submission to and approval of the Secretary of State for Housing, Communities and Local Government prior to the commencement of the relevant development involved.

#### *Reason*

A number of detailed design elements (such as colour of materials and brick samples) are shown on drawings as matters for approval of the local planning authority. For the avoidance of doubt all such approvals are for the Secretary of State, to mirror the approach taken in relation to permitted development in article 3 (2) of the SDO.

2. No commencement of relevant development of Project A1 shall take place until the final details have been submitted for approval in writing by the Secretary of State for Housing, Communities and Local Government for the specification and location of the proposed planting of 113 trees either within the Northwood HQ estate or offsite. The approved details shall be complied with thereafter.

#### *Reason*

The relevant submission proposes the planting of 200 trees to replace 148 trees which will be lost as a result of construction of the relevant development. The detailed landscape plans show the position and type of 17 new trees in the area of Project A1 and 70 trees in the area of Project A2. An additional 52 trees are required to be planted (either within the existing Northwood estate or offsite), and this condition is to provide for the approval of this element of the tree planting strategy when it is concluded.

3. The planting and maintenance of trees, including replacement planting of any trees that die within the first five years after planting, shall be carried out in accordance with the approved drawings and any on-site planting details approved under condition 2.

#### *Reason*

Whilst the location and specification of trees are shown on the landscape drawings, a condition is required to ensure continuing maintenance and particularly replacement of any trees which die shortly after planting, given the importance attached to establishing screening through landscape measures.

4. No commencement of relevant development of Project A1 shall take place until the final details have been submitted for approval in writing by the Secretary of State for Housing, Communities and Local Government for proposals for biodiversity enhancement for areas 7 and 8 within the footprint of Project A. The approved details shall be complied with thereafter.

*Reason*

The submitted biodiversity enhancement plan contains opportunities for enhancing 10 sites within the whole of the Northwood HQ estate, two of which (areas 7 and 8) are in the northern and southern ends of the area covered by Project A. Once detailed proposals for the enhancement opportunities for these two sites are finalised, they must be submitted for approval.

5. No commencement of relevant development of Project A2 shall take place until the final details have been submitted for approval in writing by the Secretary of State for Housing, Communities and Local Government for proposals for temporary construction infrastructure required for Project A2.

*Reason*

The general arrangement of construction works required for Project A2 is shown on submitted drawings for approval and is within the parameters set out in paragraph 2 of Schedule 1 to the SDO. Additionally, the construction and environmental management plan and construction traffic management plan required by paragraphs 7 and 8 of Schedule 1 to the SDO will provide details of several elements of construction arrangements. But it is necessary to have a document, particularly a comprehensive layout plan, which brings together all the elements of construction infrastructure and works proposed for Project A.

6. No commencement of relevant development of Project A2 shall take place until the final details have been submitted for approval in writing by the Secretary of State for Housing, Communities and Local Government for proposals for the relocation of the existing nursery currently located in Building 455A prior to the demolition of the existing multi-storey car park.

*Reason*

It is clear that the existing nursery currently in operation will need to be relocated before the main construction works for Project A2 commence. At this stage options for a new site are being considered both within Northwood HQ estate or on a site outside the boundary. When a site for relocation of the nursery has been finalised this will need to be submitted for approval.

7. No commencement of relevant development of Project A2 shall take place until the final details have been submitted to Hertfordshire County Council (or its successor as local highway authority) for approval in writing under the Highways Act 1980 for the proposed improvement works to the public highway associated with the new construction access to Watford Road permitted by this relevant approval.

*Reason*

The relevant submission contains proposals for a new access for construction purposes relating to Project A, and these can be approved as part of the relevant approval. However, there are consequential improvements proposed to the public highway, including traffic signals, lane markings and pedestrian crossings, which are for MoD to agree with the local highway authority as a separate requirement, as these are outside the area covered by the SDO.

### **Documents and drawings approved**

This relevant approval covers the following documents submitted for approval as listed in the Relevant Submission Schedule accompanying this notice:

Drainage and Surface Water Supplementary Statement

Groundwater Protection Supplementary Statement

Travel Plan

and the following drawings listed in the Relevant Submission Drawing Schedule accompanying this notice:

TTE-ZZ-ZZ-DR-A-10018 P01 Boundary Plan Phase A

TTE-1Z-00-DR-A-10003 P01 Overall Phase A – During Construction

TTE-XX-00-DR-C-95080 P04 External Works – Fencing and Guardrails Plan Construction Phase (Sheet 1)

TTE-XX-00-DR-C-95081 P04 External Works – Fencing and Guardrails Plan Construction Phase (Sheet 2)

TTE-XX-00-DR-C-95082 P04 External Works – Fencing and Guardrails Plan Final Phase (Sheet 1)

TTE-XX-00-DR-C-95083 P04 External Works – Fencing and Guardrails Plan Final Phase (Sheet 2)

TTE-XX-00-DR-C-95704 P01 External Works – Junction, Barriers, Fencing & Bollards

TTE-XX-00-DR-C-95180 P01 Phase A2 – Fencing and Guardrails Plan (Sheet 1)

TTE-XX-00-DR-C-95181 P01 Phase A2 – Fencing and Guardrails Plan (Sheet 2)

TTE-ZZ-ZZ-DR-A-10031 P01 Parking Provision Proposed

TTE-XX-00-DR-C-95138 P01 Phase A2 – Security Proposals (Sheet 1)

TTE-XX-00-DR-C-95139 P01 Phase A2 – Security Proposals (Sheet 2)

TTE-1F-XX-DR-C-95501 T01 Phase A1 – Drainage General Arrangement

TTE-ZZ-ZZ-DR-A-10012 P04 The Map

TTE-ZZ-ZZ-DR-A-10013 P05 Site Layout & Parameters Plan (Operational Development)

TTE-ZZ-ZZ-DR-A-10014 P02 Site Layout & Parameters Plan (Construction Infrastructure)

TTE-ZZ-ZZ-DR-A-10015 P02 Parameters Sections (Operational Development & Construction Infrastructure)

TTE-1Z-DR-ZZ-A-10002 P07 Overall Phase A - Existing  
 TTE-XX-00-DR-C-95701 P03 Phase A3 – Junction General Arrangement  
 TTE-XX-00-DR-C-95710 P02 Phase A3 – Junction Longitudinal Sections & Location Plan  
 TTE-XX-00-DR-C-95705 P03 Phase A3 – Junction Drainage General Arrangement  
 TTE-1F-ZZ-DR-A-04005 P01 Phase A1 – General Arrangement Elevation  
 TTE-ZZ-ZZ-DR-A-05001 P01 Phase A2 – General Arrangement Elevation  
 TTE-XX-XX-DR-A-10035 P01 Elevation from Watford Road Proposed Realigned Fenceline  
 TTE-ZZ-ZZ-DR-A-02201 P01 Component (Fencing) Drawing Enclosures (Sheet 1)  
 TTE-ZZ-ZZ-DR-A-02202 P01 Component (Fencing) Drawing Enclosures (Sheet 2)  
 TTE-ZZ-ZZ-DR-A-02203 P01 Component (Fencing) Drawing Enclosures (Sheet 3)  
 TTE-ZZ-ZZ-DR-A-02204 P01 Component (Fencing) Drawing Enclosures (Sheet 4)  
 TTE-ZZ-ZZ-DR-A-02205 P01 Component (Fencing) Drawing Enclosures (Sheet 5)  
 TTE-ZZ-ZZ-DR-A-02206 P01 Component (Fencing) Drawing Enclosures (Sheet 6)  
 TTE-ZZ-ZZ-DR-A-02207 P01 Component (Fencing) Drawing Enclosures (Sheet 7)  
 TTE-ZZ-ZZ-DR-A-20010 P01 Sangar Tower Elevations  
 TTE-1Z-ZZ-DR-A-04015 P02 Phase A1 – Street Scene Elevation from Public Highway  
 TTE-21-ZZ-DR-A-08001 P05 Phase A2 – General Arrangement Overbuild Elevations  
 TTE-1F-FN-DR-S-04003 P02 Site Development Enabling Works Foundation Layout  
 TTE-1F-XX-DR-S-06001 P02 Site Development Enabling Works Foundation Building Sections (Sheet 1)  
 TTE-1F-XX-DR-S-06002 T01 Site Development Enabling Works Foundation Building Sections (Sheet 2)  
 TTE-ZZ-ZZ-DR-A-20000 P01 Sangar Tower General Arrangement  
 TTE-21-GF-DR-A-04001 P04 Phase A2 – General Arrangement Overbuild Ground Floor Plan  
 TTE-21-01-DR-A-04002 P05 Phase A2 – General Arrangement Overbuild Upper Floor/Gantry Floor  
 TTE-21-RF-DR-A-04003 P05 Phase A2 – General Arrangement Overbuild Roof Plan  
 NDY-1F-00-DR-E-63212 P01 Phase A1 Lighting Layout Level 00  
 NDY-1F-00-DR-E-63213 P01 Phase A1 Lighting Layout Level 01  
 NDY-1F-00-DR-E-63214 P01 Phase A1 Lighting Layout Level 02  
 NDY-1F-00-DR-E-63215 P01 Phase A1 Lighting Layout Level 03  
 NDY-1F-00-DR-E-63216 P01 Phase A1 Lighting Layout Level 04

NDY-1F-ZZ-DR-E-63217 P01 Electrical Services Lighting Sections (Sheet 1)

NDY-1F-ZZ-DR-E-63218 P01 Electrical Services Lighting Sections (Sheet 2)

NDY-22-00-DR-E-63116 P02 Phase A2 Lighting Layout Level 00

NDY-22-00-DR-E-63117 P02 Phase A2 Lighting Layout Level 01

NDY-22-00-DR-E-63118 P02 Phase A2 Lighting Layout Level 02

NDY-21-GF-DR-E-63601 P01 Electrical Services Lighting Layout Overbuilding – Ground Floor (Sheet 1)

NDY-21-GF-DR-E-63602 P01 Electrical Services Lighting Layout Overbuilding – Ground Floor (Sheet 2)

NDY-26-GF-DR-E-63603 P01 Electrical Services Lighting Layout Overbuilding Ground Floor (Sheet 3)

N/A P01 Lighting Schedule Overbuild

N/A P01 Lighting Schedule Main Carpark, Sports Field & Amenity

TTE-00-ZZ-DR-M-11001 P05 Planting Proposals Phase A2 Reference Plan

TTE-00-ZZ-DR-L-11007 P05 Planting Proposals -Green Wall (Sheet 1)

TTE-00-ZZ-DR-L-11008 P05 Planting Proposals -Green Wall (Sheet 2)

TTE-00-ZZ-DR-L-11002 P05 Planting Proposals – Phase A1 (Sheet 1)

TTE-00-ZZ-DR-L-11003 P05 Planting Proposals – Phase A1 (Sheet 2)

TTE-00-ZZ-DR-L-11004 P05 Planting Proposals – Phase A1 (Sheet 3)

TTE-00-ZZ-DR-L-11005 P05 Planting Proposals – Phase A1 (Sheet 4)

TTE-00-ZZ-DR-L-11006 P05 Planting Proposals – Phase A1 (Sheet 5)

TTE-00-ZZ-DR-L-11009 P05 Planting Schedule

TTE-ZZ-XX-SP-L-12000 P01 Landscape Specification

TTE-00-ZZ-DR-L-11011 P01 Planting Proposals – Phase A2 (Sheet 1)

TTE-00-ZZ-DR-L-11012 P01 Planting Proposals – Phase A2 (Sheet 2)

TTE-00-ZZ-DR-L-11013 P01 Planting Proposals – Phase A2 (Sheet 3)

TTE-1Z-ZZ-DR-S-15105 P01 General Arrangement Enabling Works Contiguous Piled Retaining Wall (Sheet 1)

TTE-1Z-ZZ-DR-S-15106 P01 General Arrangement Enabling Works Contiguous Piled Retaining Wall (Sheet 2)

TTE-1Z-ZZ-DR-S-15107 P01 Long Section Enabling Works Contiguous Piled Retaining Wall (Sheet 1)

TTE-1Z-ZZ-DR-S-15108 P01 General Arrangement Enabling Site Boundary Piled Retaining Wall (Sheet 2)

TTE-1Z-ZZ-DR-S-15109 P01 Retaining Wall Sections Enabling Site Boundary Piled Retaining Wall

TTE-2Z-ZZ-DR-A-20102 P01 Sangar Tower Sections Sheet 3

TTE-1Z-ZZ-DR-A-30001 P05 Phase A2 – MSCP Sections 01

TTE-1Z-ZZ-DR-A-30002 P05 Phase A1 – MSCP Existing Sections 02

TTE-1Z-ZZ-DR-A-30003 P05 Phase A2 – MSCP Construction Sections 01

TTE-1Z-ZZ-DR-A-30004 P04 Phase A1 – MSCP Construction Sections 02

TTE-1Z-ZZ-DR-A-30005 P04 Phase A2 – MSCP Proposed Sections 01

TTE-21-ZZ-DR-A-06001 P05 Phase A2 – General Arrangement Overbuild Sections

TTE-XX-00-DR-C-95504 P10 Phase A2 – Proposed Drainage General Arrangement Construction Phase (Sheet 1)

TTE-XX-00-DR-C-95505 P11 Phase A2 – Proposed Drainage General Arrangement Construction Phase (Sheet 2)

TTE-XX-00-DR-C-95506 P09 Phase A2 – Proposed Drainage General Arrangement Final Phase (Sheet 1)

TTE-XX-00-DR-C-95507 P09 Phase A2 – Proposed Drainage General Arrangement Final Phase (Sheet 2)

### **Informative**

As an informative, the Defence Infrastructure Organisation on behalf of the Secretary of State for Defence is reminded of the requirement to comply with the conditions set out in Schedule 1 to the Special Development Order, and particularly the submission of final versions of the construction and environmental management plan and the construction traffic management plan for approval by the Secretary of State for Housing, Communities and Local Government prior to the commencement of relevant development that involves construction work.

## **Statement under article 7**

Under the provisions of article 7 of the Special Development Order (Documents: security and transparency), the Secretary of State for Defence has requested that the following documents are withheld from public inspection for reasons set out in paragraph 3 of article 7 of the Order:

All documents and enclosures listed in the Relevant Submission Schedule accompanying this notice.

All drawings listed in the Relevant Submission Drawing Schedule accompanying this notice, with the exception of the following:

TTE-ZZ-ZZ-DR-A-10012 P04 The Map

TTE-00-XX-SK-O-001 P01 Offsite Works Option 1

TTE-00-XX-SK-O-001 P01 Offsite Works Option 2

TTE-00-XX-SK-O-002 P01 Swept Path Analysis Option 1

TTE-00-XX-SK-O-002 P01 Swept Path Analysis Option 2

The Secretary of State for Housing, Communities and Local Government agrees to this request and accordingly determines under paragraph 3 of article 7 of the Special Development Order that none of the relevant documents comprising the relevant submission for Project A is available for inspection by the public, with the exception of the five drawings listed above. These are available on the gov.uk website or by appointment at the Ministry of Housing, Communities and Local Government at 2 Marsham Street, London SW1P 4DF.

Rt Hon Angela Rayner, MP

Secretary of State for Housing, Communities and Local Government

30 April 2025