

**Regulatory Services Committee**

**1 October 2015**

<b>Application No.</b>	<b>Ward</b>	<b>Address</b>
P0984.15	Hacton	Hacton Primary School, Central Drive, Hornchurch, RM12 6AU

## OFFICER REPORT FOR REGULATORY SERVICES COMMITTEE - 1st October 2015

**APPLICATION NO.** P0984.15  
**WARD:** Hacton **Date Received:** 6th July 2015  
**Expiry Date:** 5th October 2015

**ADDRESS:** Hacton Primary School  
Central Drive  
Hornchurch

**PROPOSAL:** Redevelopment of existing Hacton Primary School to allow construction of new school buildings (Use Class D1) of approximately 3,324sqm GIA, with associated facilities and works including vehicular and pedestrian access and landscaping, and the phased demolition of existing school buildings at the site

**DRAWING NO(S):** TP(00) 02 Rev P1  
TP(12) 01 Rev P1  
TP(00) 04 Rev P1  
TP(00) 05 Rev P1  
TP(10) 01 RevP1  
TP(10) 02 RevP1  
TP(10) 03 RevP1  
TP(10) 01 RevP1  
TP(00) 02 Rev P1  
TP(00) 03 RevP1  
TP(00) 04 Rev P1  
TP(00) 05 Rev P1  
TP(10) 01 RevP1  
TP(10) 02 RevP1  
TP(10) 03 RevP1  
TP(11) 01  
TP(11) 02  
TP(11) 03  
TP(00) 03 RevP1

**RECOMMENDATION** It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

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### **SITE DESCRIPTION**

The site, of approximately 2.7 hectares, is located to the south of Chepstow Avenue/Central Drive, east of Goodwood Avenue, west of Plumpton Avenue and north of Fontwell Park Gardens, approximately 1.2km to the south of the centre of Hornchurch. The site is currently occupied by Hacton Primary School. The school grounds are rectangular in shape, with maximum dimensions of about 300m (north to south) by 90m (east to west). The site and surrounding area slope down from north to south.

High metal fencing surrounds the school, with the main buildings occupying the northern part of the site. The existing buildings are generally of single storey in height with flat or pitched roofs. To the south grassed playing fields exist, whilst to the front and between the buildings are areas of

parking, hard play, with associated play equipment as well as landscaped areas.

Beyond all of the boundaries the surrounding area consists of residential properties and their associated gardens. The school has three access points, from Chepstow Avenue/Central Drive, Plumpton Avenue and Goodwood Avenue. It is understood that at present the Plumpton Avenue access is not used, with the Chepstow Avenue/Central Drive access being used by vehicles and pedestrians and the Goodwood Avenue access used by pedestrians.

## **DESCRIPTION OF PROPOSAL**

It is proposed to redevelop the site to provide a replacement school. This would include the demolition of the existing primary school buildings and the construction of a new part 3/part 2/ part single storey school located centrally within the site, south of the existing buildings. In terms of floorspace proposed, there would be a slight reduction in floorspace from 3759 sq m to 3324 sq m. The existing accesses would remain, with Plumpton Avenue access providing a vehicular entrance for service vehicles and minibuses.

The existing school buildings would be demolished in a phased fashion once the existing school buildings and facilities have been decanted into the new school. The space occupied by the existing buildings will become a playing pitch, outdoor play, parking, access and landscaping.

The proposed school buildings would comprise two main blocks, a teaching block running east-west across the site and a hall building to the south of this linked by a corridor link. The teaching block would be 78 metres wide by 15 metres deep occupying the width of the site within 6 metres of the boundary with properties in Goodwood Avenue where the building would be single storey rising to three storey and 6-9 metres to properties in Plumpton Avenue where the building would be two storey rising to three storey. The hall building and link would be single storey located centrally in the site.

A parking area is proposed close to the Chepstow Avenue/Central Drive access providing 35 cars. An additional two disabled parking spaces are provided in the servicing area accessed from Plumpton Avenue.

The school is currently 2 form of entry with approximately 420 pupils (including 30 SEN pupils), plus a 26 place nursery. The proposal would be to provide a three form of entry school with 630 pupils and a 52 place nursery.

## **RELEVANT HISTORY**

P2056.04 - Temporary car-parks

Part aprvd part ref 10-01-2005

P0279.02 - Alterations to existing fence.

Apprv with cons 12-04-2002

P1281.99 - 2.4m high galvanised palisade fence and gates; 1.8m high powdered coated gates on Goodwood Avenue and Plumpton Avenue entrances; and 1.8m high galvanised palisade fence on boundaries with 275 and 279 Goodwood Avenue

Apprv with cons 15-02-2000

## CONSULTATIONS / REPRESENTATIONS

The application was advertised by way of site and press notice as well as notification to occupiers of surrounding properties. Nine representations have been received, raising objections to the proposal on the following grounds:

- already parking problems and inconsiderate parking, which will become worse
- increase in traffic as the school expands each year
- increased risk of accidents, no safe dropping off/collection areas
- mitigation or promotion measures as suggest in the Transport Statement do not work
- parking surveys are not accurate
- parking restrictions should be introduced to encourage non-vehicular modes of travel
- increase in noise, disturbance and litter during the day
- nursery entrance too close to residential properties causing noise and disturbance
- concern with community use outside school hours
- should be more tree planting
- rendered finish has maintenance issues
- building too high and close to residential properties so will be imposing
- loss of privacy from new building
- the new building will spoil the view form houses
- building will block natural light and sunlight
- light pollution
- noise and inconvenience from new playing pitches and play areas
- noise from plant and machinery should be attenuated
- balls going into gardens causing damage
- Plumpton Avenue is not suitable for service vehicles
- proposed building is bland and imposing
- refuse area should be near to the kitchen
- noise, dust and disturbance during construction
- roads are not suitable for construction vehicles
- existing school should be refurbished rather than a new building
- loss of swimming pool which will not be replaced

The following consultation responses have been received:

Environment Agency - no comments

Historic England (Greater London Archaeological Advisory Service) - recommend condition to undertake archaeological evaluation and investigation if necessary

Thames Water - no objections

Sport England - originally raised objection as there would be an overall loss of playing fields. Further information has been provided to Sport England and they have withdrawn their objection.

LFEPA - requested further information regarding access for fire appliances

Metropolitan Police - no objection subject to recommended conditions

Streetcare Engineering Services - no objection subject to construction method statement and vehicle washing conditions

Public Protection - recommend conditions relating to noise from plant/machinery, contaminated land and air quality

Energy Strategy Officer - recommend condition to require Energy Performance Certificate

## **RELEVANT POLICIES**

### LDF

- CP07 - Recreation and Leisure
- CP08 - Community Facilities
- DC18 - Protection of Public Open Space, Recreation, Sports and Leis
- DC29 - Educational Premises
- DC32 - The Road Network
- DC33 - Car Parking
- DC55 - Noise
- DC61 - Urban Design
- DC62 - Access
- DC63 - Delivering Safer Places
- DC70 - Archaeology and Ancient Monuments

### OTHER

- LONDON PLAN - 3.18 Education facilities
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- LONDON PLAN - 3.19 Sport facilities
- 
- NPPF - National Planning Policy Framework

## **MAYORAL CIL IMPLICATIONS**

The proposal is for educational facilities and so is specifically exempt from CIL as outlined in the Mayor of London CIL Charging Schedule.

## **STAFF COMMENTS**

## **PRINCIPLE OF DEVELOPMENT**

The site is an existing educational establishment with improved and expanded facilities proposed. Within Havering there is an identified need for additional school places, evidenced by the schools commissioning report produced by the Council which shows an existing and proposed shortfall in school places across the Borough. Within Havering, there is a need to accommodate 3,000 additional primary school pupils over the next 5 years. Paragraph 72 of the NPPF states that local planning authorities should give great weight to the need to create, expand or alter schools. Policy 3.18 of the London Plan states that development proposals which enhance education and skills provision, including new build, will be supported. The policy goes on to state that proposals that address the current and projected shortage of primary school places will be particularly

encouraged. Policy DC29 of the LDF states that the Council will ensure that the provision of primary and secondary education facilities is sufficient in quantity and quality to meet the needs of residents by taking account of future demand and normally seeking to meet the need for increased school places within existing sites.

There is therefore strong planning policy support in favour of the proposal.

The proposal involves the loss of the current playing fields containing playing pitches and their replacement with similar pitches once the existing buildings are demolished. Paragraph 74 of the NPPF states that existing playing fields should not be built on unless the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. In this case the amount of green open space reduction as a result of the development is about 600 square metres. The proposal is for a replacement playing pitch on the north part of the site and further playing pitch space in the retained area to the south of the site. The new replacement pitch to the north would be flat compared to the existing sloping pitch. Community use is also proposed in accordance with Sport England guidance and this can be secured by condition. There is therefore considered to be an overall improvement in sports pitch provision. Having been given further information in relation to the proposed pitch provision, Sport England have withdrawn their original objection to the proposal. In considering the application, whilst there may be some loss in the amount of playing fields on the site, the playing pitch provision is improved. There are large areas of open space, including playgrounds proposed as well as general landscape improvements around the site. Balanced against the strong policy presumption supporting educational development where there is a need for school places, it is considered that the proposal in respect of playing field and open space provision is acceptable in this case.

### **DESIGN / IMPACT ON STREET / GARDEN SCENE**

The site is surrounded on all sides by residential development and does not have a street frontage. However, the proposed buildings due to their proposed width and height up to three storeys would be readily visible from the rear and gardens of a large number of houses. There may possibly be long range views from gaps between buildings in the surrounding streets.

Nearest to the residential boundaries, the building at two or single storey would be consistent with the surroundings. The three storey portion forms the main part of the building and would be higher than the surrounding buildings. However, in this case the site is very large with the buildings only occupying a small portion of the site compared to existing with the remainder of the site being predominantly open. The scale and design of the building is considered to be representative of its use as a school. In this context, it is considered that the proposed bulk and scale of the building would not look out of place or be overdominant in views from neighbouring and surrounding land.

In terms of design, the building would appear modern and of simple design with both blocks finished in render. Use of coloured/glazed panels and full height windows to the blocks would provide interest and articulation to the elevations. The final details of materials would be reserved by condition. Overall, the design is considered to be acceptable.

### **IMPACT ON AMENITY**

The single storey hall block is located centrally within the site and is not considered to have any significant impact on neighbouring residential amenity. The teaching block would run east/west

across the site and at up to three storeys (11.4 metres) high has the most potential to impact on neighbours. Given the orientation of this block, the view from the houses nearest to the block would be of the respective flank walls.

In terms of relationship to no.s 273 to 277 Goodwood Avenue, the single storey flank of the proposed teaching block would be 6 metres from the rear boundaries and 31 metres from the houses, with the 2nd/3rd storey flank a further 7.6 metres away. To no.s 80 to 82 Plumpton Avenue, the two storey flank of the proposed teaching block would be 6-9 metres from the rear boundaries (some houses have a rear accessway in between) and 25 metres to the houses, with the third storey flank a further 15.6 metres away. At these distances, it is considered that the building would not appear overdominant or result in a significant loss of outlook or daylight. The application has been accompanied by a sunlight shadow assessment that suggests that only the most rear part of adjoining properties would have a shadow for a small part of the day - this would not be significant enough to justify a refusal on grounds of loss of sunlight. The proposal indicates that the upper floor flank windows to the teaching block would be obscurely glazed and this can be secured by condition. The main windows face north south and although there would be some increased overlooking of the rear parts of adjoining gardens, this is judged not to be so severe as to be materially harmful to residential amenity.

The site is an existing school and so would have the usual activity associated with arrival/departure and outside play. Although the proposal would result in additional pupil numbers, the impact in terms of any increase in noise and disturbance is not considered to be so significant to be a justifiable reason to refuse planning permission in this case. A condition is recommended limiting the hours that the sports pitches can be used. A condition is also recommended seeking details of the proposed ground levels including the bunding to the open space to ensure that there is no undue overlooking.

## **HIGHWAY / PARKING**

The proposal would result in an increase in total pupil numbers from 420 to 630 and nursery places from 26 to 52. The number of staff is expected to increase from 89 (19 full time teaching, 8 full time support; 6 part time teaching, 56 part time support) to 135 (29 full time teaching, 12 full time support; 9 part time teaching, 84 part time support) in total. The application has been accompanied by a detailed Transport Assessment which assesses the current position in regard to trips to the school and parking in the vicinity and the likely impact of the proposal on both road safety and parking capacity.

The Transport Statement identifies that currently 27% of pupils travel by car to/from resulting in a parking demand for 102 spaces in the vicinity of the site. Surveys undertaken indicate that the roads nearest to the school entrances are fully parked during most of the drop off/collect time but that there is spare capacity further away. The proposal would create a demand for an additional 66 parking spaces in the vicinity of the site. It should be noted that the demand for spaces would be spread over the arrival and departure times which are extended due to the breakfast and after school clubs that operate from the school. The Transport Statement outlines that consideration has been given to providing drop off facilities on site, however concludes that it would encourage journeys by car and additional traffic as well as not being safe. The Transport Statement considers that the increased car trips would not result in any highway safety issues nor capacity issues at the Station Lane Gyration or South End Road/Airfield Way junction. Competition for spaces nearest

the school would increase but there would be sufficient parking capacity in streets surrounding the school to accommodate the increased demand, particularly in Alma and Crystal Avenues. The Transport Statement recommends a mitigation strategy mainly based around a school travel plan to set target for reducing car journeys for pupils and staff as well as expanding times in the morning and afternoon when pupils can be dropped off/picked up.

The Council's Highways Engineer has raised no objection to the proposal.

It would be the case that any expansion of a school would likely result in increased congestion and inconvenience during the drop off and pick up period. The Transport Statement in this case acknowledges that this would happen, although not to the extent that raises any highway safety issues and suggesting that the degree of additional impact could be mitigated to an extent by parents changing travelling preferences through a robust School Travel Plan. On this basis, given the very strong policy in regard to addressing the shortfall in school places in the borough, it is considered that the impact on parking in surrounding streets and associated inconvenience does not outweigh the policy presumption in favour of the development.

The proposal includes 37 staff parking spaces which is considered to be acceptable.

#### **OTHER ISSUES**

Access - the proposed buildings have been designed to be accessible with level access and lift to the upper floors.

Ecology - the application has included an ecological assessment which confirms that there are no protected species or habitats on the existing site.

#### **SUSTAINABILITY / ENERGY EFFICIENCY**

The application has been accompanied by an energy statement that demonstrates that the development will be designed in accordance with LDF and London Plan energy and sustainability planning policies. A condition is recommended requiring certification that energy performance is achieved.

#### **FLOOD RISK**

Details of Sustainable Urban Drainage System (SUDs) have been submitted and would be secured by condition in accordance with national planning policy guidance.

#### **ARCHAEOLOGY**

The site is within an Archaeological Priority Zone. Historic England have recommended a condition requiring evaluation and if necessary investigation to take place before the development commences.

#### **SECURED BY DESIGN**

A condition is recommended in relation to secure by design as recommended by the Designing Out Crime Officer.

#### **KEY ISSUES / CONCLUSIONS**



The proposal for a replacement school with greater pupil numbers would improve educational facilities in the Borough and contributes to the need for school places. As such there is a very strong policy presumption in favour of the development. There would be a loss of playing field as a result of the proposal, although there would be no loss of playing pitches, which would be reprovided. The proposed larger pitch would also be of higher quality and this policy objection is outweighed by the policy presumption in favour of improved education provision. As outlined in the highway/parking section of the report, there will be some increased parking in surrounding streets and although not a highway safety concern, will increase inconvenience for surrounding residents. However, weighed against the policy in favour of school places, any traffic impact is considered to be within acceptable limits. There would be some impact on nearby residential amenity as a result of the proposed 3 storey teaching block, but this is considered to be within acceptable limits.

The proposal is considered to be acceptable in all other respects. Therefore it is recommended that planning permission be granted.

## **RECOMMENDATION**

It is recommended that **planning permission be GRANTED** subject to the following conditions:

### **1. SC4 (Time limit) 3yrs**

The development to which this permission relates must be commenced not later than three 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 by Section 51 of the Planning and Compulsory Purchase Act 2004).

### **2. SC09 (Materials) (Pre Commencement Condition)**

No works shall take place in relation to any of the development hereby approved until samples of all materials to be used in the external construction of the building(s) are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document.

### **3. Demolition of Buildings**

Within 6 months of the first occupation of the building hereby approved, the existing school buildings (except for the existing demountable erected under planning permission P0965.13) shall be demolished and the site completed, including provision of playing pitches, in accordance with Plan No. TP(00)003 Rev 1.

Reason:-

To ensure removal of the existing building and adequate provision of sports pitches in accordance with NPPF.

### **4. SC32 (Accordance with plans)**

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

**5. SC11 (Landscaping) (Pre Commencement Condition)**

No works shall take place in relation to any of the development hereby approved until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the hard and soft landscaping proposed. Submission of a scheme prior to commencement will ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61. It will also ensure accordance with Section 197 of the Town and Country Planning Act 1990.

**6. Community Use of Facilities**

The development hereby approved shall not be occupied until full details of the community use of the playing pitches including a Community Use Scheme has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall include access policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon provision of the pitches in accordance with this approval.

Reason: In order to ensure adequate mitigation for the loss of playing fields, in accordance with NPPF.

**7. Cycle Provision**

The development hereby approved shall not be occupied until a minimum of 34 cycle parking spaces are provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. Such cycle parking shall thereafter be retained.

Reason: To ensure the development takes account on the needs of cyclists, in accordance with Policy DC33 of the LDF.

**8. Parking**

No building shall be occupied or use commenced until the car/vehicle parking area shown on the approved plans has been provided, and thereafter, the area shall be kept free of obstruction and available for the parking of vehicles associated with the development.

Reason: To ensure that there are adequate parking facilities to serve the development in the interests of highway safety.

**9. Loading**

No building shall be occupied or use commenced until the space/facilities for loading, unloading, circulation and manoeuvring have been provided in accordance with the approved plans. Thereafter, these areas shall be kept free of obstruction and available for these purposes.

Reason: To ensure that there are adequate servicing facilities within the site in the interests of highway safety.

#### **10. Travel Plan**

The development hereby approved shall not be occupied unless a Travel Plan for the school has been submitted to and agreed in writing by the Local Planning Authority. The Travel Plan shall include measures to reduce private vehicular trips and proposals for monitoring progress, including a timetable for its implementation and review. The agreed Travel Plan shall remain in force permanently and implemented in accordance with the agreed details.

Reason: To help bring about a reduction in private car journeys and to minimise the potential for increased on street parking in the area

#### **11. Boundary Details**

The development hereby approved shall not commence until details of the boundary treatment are submitted to and approved in writing by the local planning authority. The development site shall not be occupied until boundary treatment has been provided in accordance with the approved details.

Reason: Insufficient information has been supplied with the application to judge the appropriateness of any boundary treatment. Submission of this detail prior to commencement will protect the visual amenities of the development, ensure adequate security and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61.

#### **12. Levels Details**

No works shall take place in relation to any of the development hereby approved until details of proposed ground levels, including details of the proposed bunding to the proposed open spaces, and finished floor levels are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels.

Reason: Insufficient information has been supplied with the application to judge proposed ground and finished floor levels. Submission of details prior to commencement will ensure that the development is acceptable and does not have any unexpected impact on existing residential amenity in accordance with Policy DC61 of the LDF Core Strategy and Development Control Policies DPD.

#### **13. External Lighting**

The development hereby approved shall not be occupied until details of external lighting are submitted to and approved in writing by the Local Planning Authority. External lighting shall be provided in accordance with the approved details.

Reason: Insufficient information has been submitted with the application to judge the impact of external lighting. Submission of this detail prior to occupation will protect residential and visual amenity and biodiversity and ensure adequate security.

#### **14. SC34 (Obscure glazing) ENTER DETAILS**

The proposed windows/doors at first and second floor level to the east and west facing flank elevations of the building hereby approved shall be permanently glazed with obscure glass.

Reason:-

In the interests of privacy, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

#### **15. SC48 (Balcony condition)**

The flat roof areas of the buildings hereby permitted shall not be used as a balcony, outdoor teaching area, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason:-

In the interests of the amenity of the occupiers of neighbouring dwelling, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

#### **16. Plant & Machinery**

Prior to the occupation of the development hereby approved, details shall be submitted of all external plant and machinery to be installed, including details of external appearance and noise information demonstrating that noise levels (expressed as the equivalent continuous sound level LAeq (1 hour)) when calculated at the boundary with the nearest noise sensitive premises shall not exceed LA90 -10dB. All external plant and machinery shall be installed and maintained in accordance with the approved details.

Reason: In the interests of visual amenity and in order to minimise noise disturbance.

#### **17. Extraction Equipment**

No cooking of food shall take place, unless extract ventilation equipment is installed in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

Reason: In order to minimise smell nuisance, in the interest of users of the site and nearby residential amenity.

#### **18. Hours of Outdoor Use**

The playing fields hereby approved shall not be used other than between the hours of 08.00 to 21.00 hours Mondays to Saturdays and 09.00 to 18.00 hours on Sundays and Bank or Public Holidays without the prior consent in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control in the interests of amenity.

#### **19. SC62 (Hours of construction)**

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:-

To protect residential amenity, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

#### **20. SC57 Wheel washing (Pre Commencement)**

Before the development hereby permitted is first commenced, vehicle cleansing facilities to prevent mud being deposited onto the public highway during construction works shall be provided on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be retained thereafter and used at relevant entrances to the site throughout the duration of construction works. If mud or other debris originating from the site is deposited in the public highway, all on-site operations shall cease until it has been removed.

The submission will provide;

a) A plan showing where vehicles will be parked within the site to be inspected for mud and debris and cleaned if required. The plan should show where construction traffic will access and exit the site from the public highway.

b) A description of how the parking area will be surfaced, drained and cleaned to prevent

mud, debris and muddy water being tracked onto the public highway;

- c) A description of how vehicles will be checked before leaving the site - this applies to the vehicle wheels, the underside of vehicles, mud flaps and wheel arches.
- d) A description of how vehicles will be cleaned.
- e) A description of how dirty/ muddy water be dealt with after being washing off the vehicles.
- f) A description of any contingency plan to be used in the event of a break-down of the wheel washing arrangements.

Reason:-

Insufficient information has been supplied with the application in relation to wheel washing facilities. Submission of details prior to commencement will ensure that the facilities provided prevent materials from the site being deposited on the adjoining public highway, in the interests of highway safety and the amenity of the surrounding area. It will also ensure that the development accords with the Development Control Policies Development Plan Document Policies DC32 and DC61.

## 21. SC63 (Construction Methodology) (Pre Commencement)

No works shall take place in relation to any of the development hereby approved until a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers is submitted to and approved in writing by the Local Planning Authority. The Construction Method statement shall include details of:

- a) parking of vehicles of site personnel and visitors;
- b) storage of plant and materials;
- c) dust management controls;
- d) measures for minimising the impact of noise and ,if appropriate, vibration arising from construction activities;
- e) predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
- f) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authorities;
- g) siting and design of temporary buildings;
- h) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- i) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the development shall be carried out in accordance with the approved scheme and statement.

Reason:-

Insufficient information has been supplied with the application in relation to the proposed construction methodology. Submission of details prior to commencement will ensure that the method of construction protects residential amenity. It will also ensure that the development accords the Development Control Policies Development Plan Document Policy DC61.

## 22. Contamination

(a) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved.

(b) Following completion of the remediation works as mentioned in (a) above, a "Verification Report" must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

Reason:-

To ensure that any previously unidentified contamination found at the site is investigated and satisfactorily addressed in order to protect those engaged in construction and occupation of the development from potential contamination.

### **23. Secure by Design**

Prior to the commencement of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included shall be submitted to and approved in writing by the Local Planning Authority. Once approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officers, the development shall be carried out in accordance with the agreed details.

Reason: Insufficient information has been supplied with the application to judge whether the proposals meet Secured by Design standards. Submission of a full and detailed application prior to commencement is in the interest of creating safer, sustainable communities and to reflect guidance in Policies CP17 and DC63 of the Core Strategy and Development Control Policies Development Plan Document and the NPPF.

### **24. Archaeology**

A) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.

B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development, other than demolition to existing ground level, commences the applicant (or their heirs and successors in title) shall secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

C) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (B).

D) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.

### **25. SUDs**

Sustainable Urban Drainage System (SUDs) shall be provided and thereafter maintained in accordance with details submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: Insufficient information has been supplied with the application to judge whether the proposed SUDs would be satisfactory. Submission of this detail prior to new building works will ensure that the development accords with the policy to ensure adequate provision for attenuating surface water in accordance with NPPF.

### **26. Sustainability**

Sustainability and energy efficiency measures shall be installed in accordance with the details outlined in the Energy Assessment submitted as part of the application. Within 3 months of the completion of the development hereby approved, final copies of the Energy Performance Certificate (EPC) and Microgeneration Certification Scheme (MCS) should be submitted to the Local Planning Authority.

Reason: To ensure compliance with LDF and London Plan policies on sustainability and energy efficiency.

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## INFORMATIVES

### 1. Fee Informative

A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, which came into force from 22.11.2012, a fee of £97 per request or £28 where the related permission was for extending or altering a dwellinghouse, is needed.

### 2. Approval - No negotiation required

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

### 3. Archaeology

(Archaeology) - Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.

It is recommended that the archaeological fieldwork should comprise of the following:

#### Geophysical Survey

Archaeological geophysical survey uses non-destructive techniques to detect the likely presence of archaeological features. It is usually used as part of a field evaluation to inform a planning decision. Geophysical survey is largely restricted to undisturbed greenfield sites and certain types of archaeological remains.

#### Excavation

Archaeological excavation is a structured investigation with defined research objectives which normally takes place as a condition of planning permission. It will involve the investigation and recording of an area of archaeological interest including the recovery of artefacts and environmental evidence. Once on-site works have been completed a 'post-excavation assessment' will be prepared followed by an appropriate level of further analysis, publication and archiving.

### 4. Secure by Design

(Secured by Design) - In aiming to satisfy condition 23 the applicant should seek the advice of the Police Designing Out Crime Officers (DOCOs). The services of the Police DOCOs are available free of charge and can be contacted via [docomailbox.ne@met.police.uk](mailto:docomailbox.ne@met.police.uk) or 0208 217 3813. It is the policy of the local planning authority to consult with the DOCOs in the discharging of community safety condition(s).