



**REGULATORY
SERVICES
COMMITTEE**

REPORT

8 March 2012

Subject Heading:

P0112.12 - Snowdon Court, Elvet Avenue, Gidea Park, Romford

Variation of conditions 2 and 22 of planning permission P0086.11 (revised by minor amendments N0032.11 and N0034.11) to redesign the proposed Ravensbourne riverworks (application received 31.1.12)

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Policy context:

**Local Development Framework
London Plan, Planning Policy
Statements/Guidance Notes**

Financial summary:

None

The subject matter of this report deals with the following Council Objectives

- | | |
|--|-------------------------------------|
| Clean, safe and green borough | <input checked="" type="checkbox"/> |
| Excellence in education and learning | <input type="checkbox"/> |
| Opportunities for all through economic, social and cultural activity | <input type="checkbox"/> |
| Value and enhance the life of every individual | <input checked="" type="checkbox"/> |
| High customer satisfaction and a stable council tax | <input type="checkbox"/> |

SUMMARY

This application relates to the redevelopment of a former residential home at Snowdon Court to provide a residential development of 98 units, comprising 38 sheltered housing units and 60 extra care units. Planning permission was granted in March 2011 for the development under application reference P0086.11. However, the layout of the landscaping and the proposed river works have been revised as the presence of a main sewer in close proximity to the development subsequently became apparent. The principle issues arising are the environmental implications of the revisions, including the resultant impact on the River Ravensbourne, visual impact, effect on the amenity of future occupiers of the development and local residents. These issues are set out in detail in the report below. Staff consider the proposals to be acceptable, subject to a variation of the legal agreement that formed part of the original planning permission P0086.11. It is therefore recommended that planning permission be granted.

RECOMMENDATIONS

That the proposal is unacceptable as it stands but would be acceptable subject to the applicant entering into a Deed of Variation under Section 106A of the Town and Country Planning Act 1990 (as amended) to vary the legal agreement completed on 29 March 2011, and subsequently varied by Deed of Variation dated 23 February 2012 in respect of planning permission P0086.11 by varying the definition of Planning Permission which shall mean either planning permission P0086.11 as originally granted or planning permission P0086.11, as altered by planning permission under reference P0112.12.

Save for the variation set out above and necessary consequential amendments the Section 106 agreement dated 29 March 2011, as previously varied by Deed of Variation dated 23 February 2012 and all recitals, terms, covenants and obligations in the said Section 106 agreement dated 29th March 2011 will remain unchanged.

That upon the expiry of the statutory consultation period (9 March 2012), subject to no new material representations being received, in which case the application will be referred back to Regulatory Services Committee, Staff be authorised to enter into a Deed of Variation to secure the above and upon completion of that agreement, grant planning permission subject to the conditions set out below.

1. Time limit - 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. Accordance with plans - The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications.

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 the LDF Development Control Policies Development Plan Document Policy DC61.

3. Car parking - Before the buildings hereby permitted are first occupied, the areas set aside for car parking shall be laid out and surfaced to the satisfaction of the Local Planning Authority. The parking areas shall be retained permanently thereafter for the accommodation of vehicles visiting the site and shall not be used for any other purpose.

Reason: To ensure that car parking accommodation is made permanently available to the standards adopted by the Local Planning Authority in the interest of highway safety and in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC33.

4. Materials – The development hereby approved shall be constructed using the external materials previously submitted and agreed under condition discharge request application Q0145.11 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

5. Landscaping - The hard and soft landscaping shall be completed in accordance with the details previously submitted and approved under condition discharge request application reference Q0320.11. 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: In accordance with Section 197 of the Town and Country Planning Act 1990 and to enhance the visual amenities of the development, and that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

6. Refuse and recycling - Prior to the first occupation of the development hereby permitted, provision shall be made for the storage of refuse and

recycling awaiting collection according to details which shall previously have been agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity of occupiers of the development and also the visual amenity of the development and the locality generally, and in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

7. Cycle storage - Prior to completion of the works hereby permitted, cycle storage of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority shall be provided and permanently retained thereafter..

Reason: In the interests of providing a wide range of facilities for non-motor car residents, in the interests of sustainability and in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC36.

8. Boundary treatment – The boundary treatment of the development shall be carried out in accordance with drawing number PL-04 revision A, as previously submitted and approved under application P0086.11, unless otherwise agreed in writing by the Local Planning Authority in conjunction with the Havering Crime Prevention Design Advisor. The boundary treatment shall thereafter be retained in accordance with this drawing unless agreed in writing.

Reason: In the interests of privacy and amenity and to accord with Policies DC61 and DC63 of the LDF Development Control Policies Development Plan Document.

9. Secure by Design – The development shall not be occupied until a full and detailed application for the Secured by Design award scheme has been submitted to the Local Planning Authority, setting out how the principles and practices of the Secured by Design Scheme are to be incorporated, approved in writing by the Local Planning Authority in consultation with the Havering Crime Prevention Design Advisor and implemented on site in accordance with the agreed details

Reason: In the interest of creating safer, sustainable communities and to reflect guidance in PPS1 and Policies CP17 and DC63 of the LDF Core Strategy and Development Control Policies Development Plan Document.

10. CCTV – The development shall not be occupied until a scheme showing the details of a CCTV system to be installed for the safety of users and the prevent of crime throughout, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Crime Prevention Design Advisor and implemented on site in accordance with the agreed details.

Reason: In the interest of creating safe sustainable communities and to reflect guidance in PPS1 and Policies CP17 and DC63 of the LDF Core Strategy and Development Control Policies Development Plan Document.

11. External lighting – The development shall not be occupied until a scheme for the lighting of external areas of the development including the access road has been submitted to and approved in writing by the local planning authority. The scheme of lighting shall include details of the extent of illumination together with precise details of the height, location and design of the lights. The approved scheme shall then be implemented in strict accordance with the agreed details prior to the first occupation of the development and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety and amenity. Also in order that the development accords with Policies DC32 and DC61 of the LDF Development Control Policies Development Plan Document.

12. Biodiversity – The development shall be carried out in accordance with the approved biodiversity method statement submitted under condition discharge request application reference Q0145.11 (ELMAW Assessment Ecology Report dated June 2010, received 18.7.11) unless otherwise submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the proposed development has an acceptable impact on biodiversity and in order that the development accords with the LDF Development Control Policies Development Plan Document Policies DC58 and DC59.

13. Hours of construction - No construction works or construction related deliveries into the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday and 08.00 to 13.00 hours on Saturdays unless agreed in writing with the local planning authority. No construction works or construction related deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the local planning authority.

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

14. Wheel washing – The development shall be carried out in accordance with the wheel scrubbing/wash down proposals submitted and approved under condition discharge application reference Q0145.11. The approved facilities shall be permanently retained and used at relevant entrances to the site throughout the course of construction works.

Reason: In order to 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.

15. Construction methodology - The development shall be carried out in accordance with the Construction Method Statement submitted and approved under condition discharge application reference Q0145.11.

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

16. Land contamination - The development shall be carried out in accordance with the reports for contaminated land pursuant to the Environmental Protection Act 1990 Part IIA (Geo –Environmental Ground Investigation Report and Geotechnical Report received 18.7.11) submitted and approved under condition discharge application reference Q0145.11.

Reason: To protect those engaged in construction and occupation of the development from potential contamination. Also in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC53.

17. Sustainability Statement - No occupation of the development shall take place until the developer has provided a copy of the Interim Code Certificate confirming that the development design achieves a minimum Code for Sustainable Homes 'Level 3' rating. The development shall be carried out in full accordance with the agreed Sustainability Statement. Before the proposed development is occupied the Final Code Certificate of Compliance shall be provided to the Local Planning Authority in order to ensure that the required minimum rating has been achieved.

Reason: In the interests of energy efficiency and sustainability in accordance with DC49 Sustainable Design and Construction and Policies 5.2 and 5.3 of the London Plan.

18. Energy Statement - The renewable energy system shall be installed in strict accordance with the details submitted and agreed under condition discharge application reference Q0320.11 unless otherwise submitted to and agreed by the Local Planning Authority.

Reason: In the interests of energy efficiency and sustainability in accordance with DC50 Renewable Energy and Policies 5.1, 5.3 and 5.3 of the London Plan.

19. Sound attenuation - The buildings hereby permitted shall be so constructed as to provide sound insulation of 45 DnT,w + Ctr dB (minimum value) against airborne noise and the flats shall be so constructed as to provide sound insulation of 45 DnT,w + Ctr dB (minimum value) against airborne noise and 62 L'nT,w dB (maximum values) against impact noise to the satisfaction of the Local Planning Authority.

Reason: To prevent noise nuisance to adjoining properties in accordance with the recommendations of Planning Policy Guidance Note 24 'Planning and Noise'.

20. Noise of plant and machinery – The development shall be carried out in accordance with the scheme for noise levels of new plant and machinery submitted and approved under condition discharge application reference Q0145.11 (AIRO report dated 30 June 2011) unless otherwise submitted to and agreed in writing by the Local Planning Authority.

Reason: To prevent noise nuisance to adjoining properties in accordance with the recommendations of Planning Policy Guidance Note 24 'Planning and Noise'.

21. Ventilation System – Before the development is first occupied suitable equipment to remove and/or disperse odours and odorous material shall be fitted to the extract ventilation system in accordance with details to be previously submitted to and agreed in writing by the Local Planning Authority. Thereafter the equipment shall be properly maintained and operated at all times.

Reason: To protect the amenity of occupiers of nearby properties.

22. Flood Risk - The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated January 2011, project number 10996 compiled by Brand Leonard Limited.

- New buildings with a proposed finished floor level 300mm above the 1 in 1000 year flood level and emergency access routes to roads in Zone 1 with secure routes for emergency vehicles all above the 1000 year flood level (Executive Summary, section 1.5, page 3).
- Paved areas will all be constructed using permeable infiltration paving, subject to detail site investigation (Executive Summary, section 1.6, page 3).
- Remainder of roof areas, not used for rainwater harvesting to have living roofs (Executive Summary, section 1.6, page 3).
- Discharge to the Ravensbourne restricted to approximately 6 litres per second for 100 year storm plus an allowance for climate change with an 80m³ attenuation tank (Executive Summary, section 1.6, page 3).

Reason: To reduce the risk and impact of flooding to the proposed development, future occupants and third parties.

23. Works to watercourse- The works to the watercourse shall be carried out in accordance with details submitted and approved under condition discharge application reference Q0320.11 unless otherwise submitted to and approved in writing by the Local Planning Authority.

Reason: To reduce the risk and impact of flooding to the proposed development, future occupants and third parties. To ensure the structural integrity of the existing and proposed river channel, thereby reducing the risk of flooding or damage to the watercourse. To ensure that the alterations are developed in a way that contributes to the nature conservation value of

the site in accordance with national planning policy by providing suitable habitats for wildlife.

24. External brick- The external brickwork for the development hereby approved shall be:

Lindfield Yellow Multi Facings – Extra Care building
First Quality Multi Facing – Sheltered Housing building.

The buildings shall be constructed externally in the approved brick unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

25. Emergency Flood Gate- Prior to the first occupation of the development hereby approved a management strategy for the use of the proposed emergency flood gate for the purposes of fire appliance access shall be submitted to and approved in writing by the Local Planning Authority. The management strategy shall make provision for the car parking spaces in front of this gate to be utilised by staff only and give details of how these spaces would be vacated in the event of a fire. The management strategy shall thereafter be implemented and retained thereafter in accordance with the agreed details.

Reason: In the interests of amenity and in order to ensure that the development provides adequate access arrangements.

INFORMATIVES

1. The applicant is advised that planning approval does not constitute approval for changes to the public highway. Highway approval will only be given after suitable details have been submitted, considered and agreed. Any proposals which involve building over the public highway as managed by the London Borough of Havering will require a licence and the applicant must contact the StreetCare Service (Traffic and Engineering section) to commence the submission/licence approval process.
2. The developer is advised that this does not discharge the requirements under the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. formal notifications and approval will be needed for any highway works (including temporary works) required during the construction of the development.
3. Thames Water advise that with regard to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, water course or a suitable sewer. Where the developer proposes discharge to a public sewer prior approval from Thames Water Developer Services will be required. Furthermore, there are public sewers crossing or

close to this development. The applicant is advised to contact Thames Water in respect of both surface water drainage and works affecting public sewers on 0845 850 2777.

4. Under the Water Resources Act 1991 and the Thames Region Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for certain works or structures in, over, under or within 8m of the top of the bank of the River Ravensbourne, designated a 'main river'. This is irrespective of any planning permission granted.

5. Reason for Approval:

The proposal is considered to be in accordance with Policies CP1, CP2, CP8, CP9, CP10, CP15, CP16, CP17, DC2, DC3, DC5, DC6, DC7, DC26, DC32, DC33, DC34, DC35, DC36, DC48, DC49, DC50, DC51, DC53, DC56, DC58, DC59, DC61, DC62, DC63 and DC72 of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document as well as the provisions of Policies 3.3, 3.5, 3.7 3.8, 3.9, 3.11, 5.1, 5.2, 5.3, 5.12, 5.13, 5.21, 6.3 , 6.9, 6.10, 6.12, 6.13, 7.1, 7.3 , 7.4, 7.6, 7.19 and 7.21 of the London Plan.

Planning Obligations

The planning obligations recommended in this report have been subject to the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 and the obligations are considered to have satisfied the following criteria:-

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

REPORT DETAIL

1. Site Description

- 1.1 The application site is Snowdon Court, which is a former residential home, situated to the east of Elvet Avenue and on the north side of Squirrels Heath Lane. The buildings on the site have recently been demolished. Whilst the site has a frontage to Squirrels Heath Lane, this provides only pedestrian access, with vehicular access to the site obtained via Elvet Avenue. The site has been vacated. Levels fall slightly from the west towards the centre of the site, then rise again towards the eastern side of the site.
- 1.2 Snowdon Court comprised two, two storey buildings set within landscaped grounds, with a parking area to its western side. To the north and west the site is adjoined by flatted development. On the western side of the site this consists of a four storey block at the junction of Elvet Avenue and an 11 storey building, Mountbatten House, behind. To the northern side is a three

storey flatted block, Nyall Court, which was constructed more recently as part of the 'Railstore' development. To the east of the site runs the River Ravensbourne, further east of which is the David Lloyd leisure centre. South of the site, on the opposite side of Squirrels Heath Lane, is characterised predominantly by semi-detached residential housing.

- 1.3 Work has commenced on site and site clearance works have taken place as well as the construction of footings and foundations.

2. Description of Proposal

- 2.1 Planning permission has previously been granted for the demolition of existing buildings within the site and the erection of two, four storey buildings (application reference P0086.11). The proposed building to the western side of the site will provide a total of 38 sheltered flats, 18 no. 1 bed and 20 no. 2 bed. The block on the eastern side of the site will provide 60 extra care flats, 30 no. 1 bed and 30 no. 2 bed.

- 2.2 Following the grant of planning permission and subsequent to the commencement of works on site it was found that main sewers were not in the location originally envisaged. Whilst this does not affect the position of the proposed building, hardstanding or parking areas within the site, it has resulted in material changes to the proposed landscaping and river works proposed on the eastern side of the site, where the River Ravensbourne runs. Owing to the presence of the sewers the development could not be carried out in accordance with the approved plans or the Flood Risk Assessment approved under the original planning permission.

- 2.3 The location of the sewer has resulted in a re-design of the proposed river works and a scheme that provides less extensive enhancement works to the river than originally envisaged. Nonetheless, the applicants have liaised closely with the Environment Agency to design a scheme that includes betterment to the existing river and its environs. There are considered to be no other material changes to the development originally approved.

3. Relevant History

- 3.1 P0086.11 Demolition of existing Snowdon Court buildings and the erection of two new four storey buildings providing 38 sheltered flats and 60 extra care flats (total 98) with support facilities together with associated external landscaping – approved.

N0032.11 Minor amendment request to P0086.11 to replace brick upstand to balcony with a continuation of the handrail and balustrade to its perimeter. Replace brick soffit with coloured panel (colours to be confirmed). Revision to stairwell windows to block 3 east and south elevations – approved.

N0032.11 Minor Amendment to P0086.11 - addition of window details to elevations - two new store doors - revised balcony design - reduced parapet height - glass canopy to main entrance - addition of balustrade - revised

doors and windows to buggy and bin stores. Raise height of roof – approved.

A Deed of Variation to the Section 106 agreement was subsequently agreed by Regulatory Services Committee in July 2011 to convert 17 of the units from discounted outright sale flats to social rented units.

4. Consultations/Representations

- 4.1 The application has been advertised on site and in the local press as a major development. Neighbour notification letters have also been sent to 417 local addresses. The site notice displayed for this development does not expire until 9 March and, at the time of writing this report, the neighbour notification period has not fully expired. Any representations received will however be read out at the committee meeting.
- 4.2 The Environment Agency advises it has been in discussion with the developer throughout the process of redesigning the river works and are satisfied with the changes proposed. A revised Flood Risk Assessment has not been requested and there is no objection to the revised proposals.

5. Relevant Policies

- 5.1 Policies CP1, CP2, CP8, CP9, CP10, CP15, CP16, CP17, DC2, DC3, DC5, DC6, DC7, DC26, DC32, DC33, DC34, DC35, DC36, DC48, DC49, DC50, DC51, DC53, DC56, DC58, DC59, DC61, DC62, DC63 and DC72 of the Core Strategy and Development Control Policies Development Plan Document are material considerations.
- 5.2 The Residential Design Supplementary Planning Document is a material consideration as are the Supplementary Planning Documents for Sustainable Design and Construction and for Protecting and Enhancing the Borough's Biodiversity.
- 5.3 Policies 3.3 (increasing housing supply), 3.5 (quality and design of new housing development), 3.7 (large residential developments), 3.8 (housing choice), 3.9 (mixed and balanced communities), 3.11 (affordable housing targets), 5.1 (climate change mitigation), 5.2 (minimising carbon dioxide emissions), 5.3 (sustainable design and construction), 5.12 (flood risk management), 5.13 (sustainable drainage), 5.21 (contaminated land), 6.3 (assessing effects of development on transport capacity), 6.9 (cycling), 6.10 (walking), 6.12 (road network capacity), 6.13 (parking), 7.1 (building London's neighbourhoods and communities), 7.3 (designing out crime), 7.4 (local character), 7.6 (architecture), 7.19 (biodiversity and access to nature) and 7.21 (trees and woodlands) of the London Plan are relevant.
- 5.4 National policy guidance set out in Planning Policy Statement 1 'Delivering Sustainable Development', Planning Policy Statement 3 'Housing', Planning Policy Statement 9 'Biodiversity and Geological Conservation', Planning Policy Statement 22 'Renewable Energy', Planning Policy Guidance Note 24

'Planning and Noise' and Planning Policy Statement 25 'Development and Flood Risk' are also relevant.

6. Staff Comments

- 6.1 Planning permission has previously been granted for a residential development of sheltered and extra care housing on this site. This planning application has been submitted in order to gain permission for changes to the landscaping and proposed river works within the site resulting from the discovery of the exact location of sewers crossing the site. In all other respects the proposed buildings and layout remain as per the originally approved plans. Given this, the assessment below focuses solely on the impacts of the revised landscaping and river work proposals. The impacts arising from this relate to environmental implications of the revisions, including the resultant impact on the River Ravensbourne, the visual impact of the revisions and the effect on the amenity of future occupiers of the development and local residents.
- 6.2 In terms of the quality of living environment for future occupiers, Members may recall that the scheme was previously considered to be acceptable in that it provided individual balconies for each unit, with the ground floor units having direct access to amenity space. The proposal includes a hard surfaced seating courtyard for the use of residents and enhanced soft landscaping. This has not changed as a result of the revisions.
- 6.3 The originally approved scheme also made effective use of the sites relationship with the River Ravensbourne with windows and decked areas within the scheme facing out towards the river setting, which was proposed to be enhanced through landscape design and new planting. Although the development no longer proposes the extensive package of enhancement works to the river that were originally proposed, nonetheless it still provides an attractive setting to the development and residents will still benefit from views out towards the river and the use of decked areas. Staff are satisfied therefore that the development will still provide a suitably high quality living environment and make adequate provision for amenity space for future residents. This is considered to conform to the objectives of the residential design SPD, as well as design criteria in Policies DC5 and DC61.
- 6.4 In terms of streetscene impact, Members may recall that visual impact of the buildings was lessened by the setting back of the buildings from the site frontage on to Squirrels Heath and the landscaping works around the building. Staff are satisfied that these merits of the development are not significantly altered by the proposed revised landscape and river works, such that the development would still maintain an acceptable visual impact within the streetscene.
- 6.5 There is considered to be no material harm to neighbouring residential amenity as a result of the revised proposals, particularly as there are no existing residential properties located immediately east of the application site.

- 6.6 In terms of environment impact, the site is adjacent to the River Ravensbourne. The majority of the site (some 60%) is in Flood Zone 1 and therefore at a low risk of flooding. The remainder of the site is within Flood Zones 2 and 3, although no development will actually take place within Flood Zone 3. A revised methodology for forming the realignment of the existing stream has been submitted with this application. The application also proposes extensive soft landscaping and has been designed in close discussion with the Environment Agency.
- 6.7 The proposed landscaping and river works are not as extensive as proposed under the original application. However, this situation is unavoidable due to the location of the sewer, which prevents the construction of the development in its originally approved form. Nonetheless, the scheme still provides works to the river and new landscaping and utilises the opportunities available for environmental enhancement within the development. The developers have liaised closely with the Environment Agency in respect of the revisions to the scheme. The Environment Agency has confirmed that it has no objection to the revised proposals. Staff are therefore satisfied that the proposal meets the requirements of PPS25, as well as the provisions of Policy DC48 of the LDF Core Strategy and Development Control Policies Development Plan Document.
- 6.8 An extended Phase 1 habitat survey of the site was undertaken for the previous application. This included a River Corridor Survey, water vole, bat activity and reptile survey. The survey results indicated that no protected species are likely to be disturbed as a result of the development. This would not change as a result of the proposed revised works. The proposal is therefore judged not to conflict with Policies DC58 and 59 of the LDF Core Strategy and Development Control Policies Development Plan Document.

7. Conclusion

- 7.1 This application has been submitted in order to gain permission for changes to the development approved under application P0086.11. The changes have been necessitated by the position of a main sewer in relation to the site. The application seeks permission for revisions to the landscaping and proposed river works on the eastern side of the site. No other material changes to the previously approved development are proposed.
- 7.2 Staff consider that the impact of the changes are acceptable in terms of their visual impact and on the amenity of future occupiers of the development and that the development would maintain an acceptable impact on the River Ravensbourne and sufficiently maintain and enhance local biodiversity. It is therefore recommended that planning permission be granted subject to a deed of variation of a legal agreement together with the imposition of planning conditions.

IMPLICATIONS AND RISKS

Financial implications and risks:

None

Legal implications and risks:

Legal resources will be needed to draft the legal agreement

Human Resources implications and risks:

None

Equalities implications and risks:

The proposal will provide sheltered housing and extra care housing for older residents of the Borough. The proposal therefore directly contributes to the Council's equality objectives by providing accommodation tailored towards those households within the Borough who have been identified in the LDF as having special needs.

BACKGROUND PAPERS

Application form, plans and supporting statements received on 31 January 2012.