



**REGULATORY
SERVICES
COMMITTEE**

REPORT

21 July 2011

Subject Heading:

P0004.11 – Former Harold Wood Hospital, Gubbins Lane, Harold Wood (Date received 04/01/2011)

Proposal

Phase 1A of the development of the former Harold Wood Hospital. To include: Demolition of existing buildings and the construction of 20 residential units and associated infrastructure and landscaping. (Revised plans received 16/3/2011)

Report Author and contact details:

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Policy context

**Local Development Framework
London Plan
National Planning Policy**

Financial summary

None

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

Clean, safe and green borough	[X]
Excellence in education and learning	[]
Opportunities for all through economic, social and cultural activity	[]
Value and enhance the life of every individual	[X]
High customer satisfaction and a stable council tax	[]

SUMMARY

Members will recall that the Committee resolved to grant planning permission for the redevelopment of the former Harold Wood Hospital site at its meeting of 28 October 2010 subject to the prior agreement of a S106 legal undertaking. The legal process is in hand and close to conclusion and Members have already considered full applications for the construction of the spine road. The applicants are keen to ensure that construction can start at the earliest time possible following the completion of the legal agreement and a detailed application for the first 20 unit element of the first phase of the redevelopment has therefore been submitted

Staff consider that the development would accord with the relevant policies in the Local Development Framework and site specific policy SSA1 in the adopted LDF.

It is therefore concluded that the development is acceptable and that planning permission should be granted subject to the imposition of appropriate planning conditions and prior completion of the Section 106 Agreement related to P0702.08 which would also relate to this application, the Heads of Terms of which are set out in Annex 1. .

RECOMMENDATIONS

That the Committee resolve that the application is considered unacceptable as it stands but it would be acceptable subject to:

- a) The applicant entering into a Section 106 Legal Agreement under the Town and Country Planning Act 1990 (as amended) to secure the Heads of Terms set out in Annex 1 as required under planning application P0702.08.
- b) That staff be authorised to enter into such agreement and upon completion of it, to grant planning permission subject to the following conditions:
 1. SC04 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. SC06 - 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 and 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 that the development accords with the Development Control Policies Development Plan Document Policy DC33.

3. SC08 - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 the garage(s)/carport(s) hereby permitted shall be made permanently available for the parking of private motor vehicles and not for any other purpose including living accommodation or any trade or business.

Reason:- To provide satisfactory off-street parking at the site, and that the development accords with the Development Control Policies Development Plan Document Policy DC61.

4. SC09 - Before any of the development hereby permitted is commenced, samples of all materials to be used in the external construction of the building(s) shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

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

5. NSC01 - The scheme of hard and soft landscaping approved by Drawing No X00333-PL-L06 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 Development Control Policies Development Plan Document Policy DC61.

6. NSC02 - The Landscape Management Plan approved as part of this permission shall be implemented in accordance with the Plan following completion of the soft and hard landscaping and shall be carried out and complied with thereafter

Reason: To protect/conservate the natural features and character of the area, and that the development accords with Development Control Policies Development Plan Document Policy DC61.

7. NSC03 - The scheme for the protection of preserved trees on the site as detailed on Plan X00333-PL-L07 shall be implemented and kept in place until the approved development is completed to the satisfaction of the Local Planning Authority.

Reason: To protect the trees on the site subject to a Tree Preservation Order.

8. NSC04 - Prior to the commencement of development a scheme for the biodiversity enhancement measures to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the agreed scheme and retained thereafter.

Reason: To ensure that opportunities for biodiversity enhancement are incorporated into the development in accordance with Development Control Policies Development Plan Document policies. DC58 and DC59

9. SC13 - Before any of the buildings hereby permitted is first occupied, screen fencing of a type to be submitted to and approved in writing by the Local Planning Authority, 2 metres (6ft. 7ins.) high shall be erected along the northern boundary of the site and shall be permanently retained and maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To protect the visual amenities of the development and prevent undue overlooking of adjoining property, and that the development accords with the Development Control Policies Development Plan Document Policy DC61.

10. NSC05 - Prior to the commencement of development details to show how secure cycle parking is to be provided for each property shall be submitted to the Local Planning Authority for approval in writing. The details shall include the location and means of construction of the storage areas, making provision for a minimum of one space per residential unit. Cycle storage facilities shall be provided in accordance with the approved details for the relevant dwelling prior to its occupation. Such facilities shall be permanently retained and made available for residents use thereafter.

Reason: To seek to encourage cycling as a more sustainable means of travel for short journeys.

11. NSC06 - Before any development is commenced a sewage impact study shall be undertaken to assess the existing infrastructure to

determine the magnitude of any new additional capacity required in the system and a suitable connection point. It shall include for the avoidance of doubt a timescale for the implementation of the measures identified as necessary. Such study shall be agreed by the Local Planning Authority in consultation with Thames Water and any necessary works implemented in accordance with the recommendations and timescale of the agreed study and retained permanently thereafter.

Reason: To ensure that the foul water discharge from the site is not prejudicial to the existing sewerage system and to prevent sewage flooding.

12. NSC07 - Development shall not commence until a drainage strategy detailing any on and/ or off site drainage works and a strategy for its provision has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker and the Environment Agency. No works which result in the discharge of foul or surface water from the site shall be commenced until the on/and or off site drainage works and connections for that phase of the works have been completed.

Reason: To ensure that the foul and/or surface water discharge from the site shall not be prejudicial to the existing sewerage system, to prevent the increased risk of flooding, and in order that the development accords with Development Control Policies Development Plan Document Policy DC51 and PPG 25 "Development and Flood Risk".

13. NSC08 - Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, and a strategy for its provision, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, swales, permeable paving, green / brown roofs and storage tanks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- Confirmation of surface water discharge rates for the site (catchments 1-3).
- Confirmation of the critical storm duration.
- Where on site attenuation is achieved through attenuation ponds, storage in permeable paving, green / brown roofs and underground storage tanks calculations showing the volume of

these are also required.

- Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
- Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths.

Reason: To prevent the increased risk of flooding to the site and third parties and to improve and protect water quality and improve amenity and habitat and in order that the development accords with Development Control Policies Development Plan Document policies DC48 and DC51 and PPG 25 "Development and Flood Risk".

14. NSC09 - Prior to the first occupation of any of the buildings of the development such hydrants as required by the LFEPA shall be provided in accordance with the LFEPA's requirements and thereafter maintained continuously to the satisfaction of the Local Planning Authority.

Reason: To ensure that adequate provision is made for fire protection on the site.

15. NSC10 - Prior to the commencement of development, details shall be submitted to, and approved in writing by the Local Planning Authority, to show how all residential units in the development will meet water efficiency standards. Development shall proceed in accordance with the approved water efficiency plan which shall set out a schedule for implementation.

Reason: The development is located in an area of serious water stress as designated by Department for Environment, Food and Rural Affairs. This condition is required to ensure water is used wisely and no additional burden is placed on the existing resources. This condition is supported by London Plan, Policy 4A.11 Water Supplies. A maximum water target of 105 litres per person per day should be applied in line with Level 3 in the Code for Sustainable Homes.

16. NSC11 - Prior to the commencement of development the developer shall provide 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 thereafter 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 4A.7 of the London Plan.

17. NSC12 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 Development Control Policies Development Plan Document policy DC61.

18. SC63 Before development is commenced, a scheme shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers.

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

19. NSC13 - Prior to the commencement of development including demolition and site preparation, details of wheel scrubbing/wash down facilities to prevent mud being deposited onto the public

highway during demolition, site preparation and construction works shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be permanently retained and used at relevant entrances to the site from the inception of any development activity including site preparation, demolition and 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 and in order that the development accords with Development Control Policies Development Plan Document policy DC61.

20. NSC14 - Prior to the commencement of development a scheme for the re-use and recycling of materials arising from the demolition of buildings currently on the site shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the agreed scheme prior to the first occupation of the development.

Reason: In the interests of sustainable waste management

21. NSC15 - Save for the specification for the street light columns and lanterns included in Drawing No. X00333-PL-L06 all works for the development shall be carried out in full accordance with the approved plans, drawings, 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 or those subsequently approved. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC32.

22. NSC16 - Prior to the first occupation of the development hereby approved, provision shall be made for the storage of refuse / recycling awaiting collection according to details which shall previously have been agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing these details shall include provision for suitable containment and segregation of recyclable waste. The measures shall be fully implemented in accordance with the agreed details for the development.

Reason: In the interests of the amenity of occupiers of the development and also the visual amenity of the development and locality general, and in order that the development accords with Development Control Policies Development Plan Document policy DC40 and in the interests of sustainable waste management.

23. NSC17 - Prior to the commencement of development adjacent to the Spine Road, a scheme detailing the measures to be taken to protect occupants of properties adjacent to the Spine Road from road traffic noise, shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall give details of double glazing and passive acoustic ventilators on affected facades. The scheme shall be fully implemented in each dwelling before the occupation of the relevant residential units and shall be permanently retained thereafter.

Reason: To protect future residents against the impact of road noise in accordance Development Control Policies Development Plan Document policy DC61 and DC55, and Planning Policy Guidance Note PPG24, "Planning and Noise."

24. NSC18 - The building shall be so constructed as to provide sound attenuation of not less than $45 \text{ DnT,w} + \text{Ctr dB}$ (minimum value) against airborne 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 & Noise" 1994, and in order that the development accords with the Development Control Policies Development Plan Document Policies DC55 and DC61.

25. NSC19 - Prior to the commencement of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how 'Secured by Design' accreditation can be achieved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, and shall not be occupied or used until written confirmation of compliance with the agreed details has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of creating safer, sustainable communities, reflecting guidance set out in PPS1, Policy 4B.6 of the London Plan, and Policies CP17 'Design' and DC63 'Delivering Safer Places' of the LBH LDF

26. NSC20 - Prior to the commencement of the development hereby approved a scheme shall be submitted in writing providing details of how the car parking provided shall comply with Secured by Design standards. Once approved in writing by the Local Planning Authority in consultation with the Havering Crime Prevention Design Advisor the development shall be carried out in full accordance with the agreed details.

Reason: In the interest of residential amenity and creating safer, sustainable communities, reflecting guidance set out in PPS1, and

policies CP17 'Design' LBH Core Strategy DPD) and DC63 'Delivering safer places' LBH Development Control Policies DPD, and 4B.6 (Safety, security and fire prevention and protection) of the London Plan (published February 2008).

27. NSC21 - Prior to the commencement of the development the developer shall submit for the written approval of the Local Planning Authority and carry out as required the following:

a) A Phase I (Desktop Study) Report documenting the history of this site, its surrounding area and the likelihood of contaminant/s, their type and extent incorporating a Site Conceptual Model.

b) A Phase II (Site Investigation) Report if the Phase I Report confirms the possibility of a significant risk to any sensitive receptors. This is an intrusive site investigation including factors such as chemical testing, quantitative risk assessment and a description of the sites ground conditions. An updated Site Conceptual Model should be included showing all the potential pollutant linkages and an assessment of risk to identified receptors.

c) A Phase III (Risk Management Strategy) Report if the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation. The report will comprise of two parts:

Part A – Remediation Scheme which will be fully implemented before it is first occupied. Any variation to the scheme shall be agreed in writing to the Local Planning Authority in advance of works being undertaken. The Remediation Scheme is to include consideration and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Planning Authority for written approval.

Part B – Following completion of the remediation works a 'Validation Report' must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

a) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals then revised contamination proposals shall be submitted to the Local Planning Authority; and

b) If during development work, site contaminants are found in areas previously expected to be clean, then their remediation shall be carried out in line with the agreed contamination proposals.

For further guidance see the leaflet titled, 'Land Contamination and the Planning Process'.

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

INFORMATIVES

1. The Highway Authority requires the Planning Authority to advise the applicant that planning approval does not constitute approval for changes to the public highway. Highway Authority approval will only be given after suitable details have been submitted, considered and agreed. The Highway Authority requests that these comments are passed to the applicant. 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 Streetcare, Traffic & Engineering on 01708 433750 to commence the Submission/ Licence Approval process.
2. Should this application be granted planning permission, the developer, their representatives and contractors are 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. The developer should ensure that highways outside the site affected by the construction works are kept in a clean and tidy condition otherwise action may be taken under the Highways Act.
4. The applicant or nominated contractor is encouraged to apply to the Local Planning Authority's Environmental Health Service for a consent under Section 61 of the Control of Pollution Act 1974 in order to control the impact of noise and vibration associated with the construction work.
5. In aiming to satisfy conditions 25 and 26 the applicant should seek the advice of the Police Crime Prevention Design Advisor (CPDA). The services of the local Police CPDA is available free of charge through Havering Development and Building Control or Romford Police Station, 19 Main Road, Romford, Essex, RM1 3BJ." It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of community safety condition.
6. The Council encourages the developer to apply the principles of the "Considerate Constructors Scheme" to the contract for the development.

7. The Council wishes to encourage developers to employ sustainable methods of construction and design features in new development. The applicant's attention is drawn to the Council's 'Sustainable Construction Strategy' a copy of which is attached. For further advice contact the Council's Energy Management Officer on 01708 432884.
8. The applicants are reminded that the grant of planning permission does not absolve them from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licence required.
9. Reason for Approval

This decision to grant planning permission has been taken

- i) having regard to Policies CP1, CP2, CP7, CP8, CP10, CP9, CP10, CP12, CP15, CP16, CP17, CP18 of the LDF Core Strategy Development Plan Document; Policies DC2, DC3, DC6, DC7, DC20, DC21, DC27, DC29, DC30, DC32, DC33, DC34, DC35, DC49, DC50, DC51, DC52, DC55, DC58, DC59, DC60, DC61, DC62, DC63, DC67, DC70, DC72 of the LDF Development Control Policies Development Plan Document; Policy SSA1 of the LDF Site Specific Allocations Development Plan Document; Policies 3A.2, 3A.3, 3A.5, 3A.6, 3A.7, 3A.9, 3A.10, 3A.11, 3D.13, 4A.1, 4A.2, 4A.3, 4A.4, 4A.5, 4A.6, 4A, 4A, 4A.10, 4A.11, 4A.13, 4A.14, 4B.1, 4B.2, 4B.5, of the London Plan (Spatial Development Strategy for Greater London) 2008, PPS1 'Delivering Sustainable Development', PPS3 'Housing', PPS6 'Planning for Town Centres', PPG13 'Transport', PPG 15 'Planning and the Historic Environment', PPS22 'Renewable Energy', PPS25 'Development and Flood Risk'.
- ii) for the following reason: The proposed development would be in accordance with the aims and objectives of the site specific policy by providing the first phase of a residential redevelopment of the site. The proposal would provide both market housing and would relate satisfactorily to its surroundings and neighbouring development and can be accommodated on the site without any materially harmful visual impact or any significant adverse impact on residential amenity. The proposal incorporates sufficient private amenity space within a development of high quality design and layout. The development proposed would have an acceptable impact upon the setting of The Grange. The impact arising from residential traffic from the development would be acceptable within the locality. The proposal meets the objectives of national, regional and local policies by being sustainable development making efficient use of land and providing residential development with easy access to facilities without adverse impact on residential amenity. Whilst the

development would have a variety of impacts it is considered that these can be satisfactorily addressed by conditions and the planning obligations set out as heads of terms in Annex 1 to this report..

REPORT DETAIL

1.0 Site Description

1.1 The former Harold Wood Hospital is located on the western side of Gubbins Lane approximately 500m (¼ mile) south of the junction with Colchester Road (A12), and opposite Station Road and Harold Wood mainline railway station.

1.2 The hospital site is of irregular shape and currently covers an overall area of approximately 14.58 hectares. This application covers an area of 0.84 hectares in the northern part of the former hospital site to the south of no's 9 to 45 The Drive in the location of the former Maternity Block and nurses accommodation and to the north of the existing access and proposed spine road. The northern boundary comprises an unmanaged hedgerow and trees with a part close-boarded fence which separates the site from an access strip along the rear gardens and garages of the properties on the southern side of The Drive.

2.0 Description of Proposal:

2.1 The proposal is a detailed planning application for the first part of the first phase of residential development consisting of 20 residential units comprising 12 no. 4 bed semi-detached houses, 6 no. 4 bed terraced houses and 2 no. 3 bedroom detached houses.

2.2 The semi-detached houses and one of the detached houses would all face south or south east towards the proposed spine road and would be accessed from a shared surface private road running parallel to the spine road. Each of the semi detached houses would be 3 storeys with a shallow pitched tiled hipped roof and 2 storey front and side projections providing second floor terraces, with the side projection incorporating an integral garage. A 4m deep full width single storey rear projection is proposed to each property with rooflights and patio doors. A minimum of 1m separation from the boundary with the non-attached property is proposed. An area 6.6m deep would be available in front of the garage as a second off street parking space. Gardens would vary from 9.5m to 15m in depth and 90 – 130 sq m in area. Materials would incorporate areas of yellow stock brick, white render and timber boarding.

2.3 The detached house facing the spine road is proposed at the western end of the site on a plot that tapers to the west. The house would be of contemporary design, two storey with a mono-pitch standing seam roof and

with an attached side garage projecting 4.5m forward of the front main wall. The front elevation incorporates a full height central bay housing the staircase with a large window with a recessed front door and bin store. Bedrooms would be provided with full height windows/doors opening onto open and Juliet balconies. To the rear a mixture of full height and patio doors are proposed giving access to the garden and a further Juliet balcony. The garden area would extend to the rear and side of the property with a maximum depth of 10m and width from the side of the house of 18m.

- 2.4 The terraced houses and the other detached house would be accessed via a 5.5m wide spur road from the main spine road at the eastern end of the site which in turn would give access to a shared surface road running parallel to the northern boundary. The terraced houses would be arranged on an east/west alignment backing onto the semi detached houses. The design would be identical to the semi-detached houses with the exception that they would be linked via the two storey side projection and that they would incorporate a bin store at the front. Garden depths of 9m and areas of approximately 85sqm are proposed. Materials would incorporate areas of red brick, white render and timber boarding.
- 2.5 The detached house would be located at the western end of the shared access and would be of the same design as previously described but with the garage staggered 1m forward of the front main wall.
- 2.6 The plans include full details of surface materials, landscaping and tree protection during construction. Shared surface and private road areas would be surfaced with paving blocks with a contrasting colour used to delineate parking spaces. A hedge is proposed between the spine road and the private road along the southern side of the site. Hedging, trees and shrub planting are indicated for front garden areas and on areas of verge with a row of specimen trees and buffer planting proposed along the northern boundary.
- 2.7 A refuse/recycling store is shown located adjacent to the northern boundary and an electrical sub-station is indicated at the western end of the private road at the front of the site.

3. **Relevant History**

- 3.1 Extensive history relating to the function of the site as a Hospital.

Other history relating to the disposal of Hospital land for residential purposes:

P1095.88 - Residential development – Approved (land to the west of current hospital site up to Bryant Avenue and Whitelands Way)

P1541.89 – Revision to accommodate 13 additional units – Approved (as above)

P1963.89 - Revised scheme to above – Approved (as above)

P1183.91 - Revised scheme to above – Approved (as above, one phase)

P0292.92 - Erection of 67 residential units, 1 and 2 bed terraced dwellings, 3 bed terraced and detached houses, roads and ancillary works – Approved (as above. one phase)

P0752.93 - Residential development of 68 houses, 20 flats, associated roads and garages etc – approved (as above, final phase)

P1530.00 - Residential development (outline) – Approved (Lister Avenue/ Nightingale Crescent)

P0704.01 - Residential development (Outline) - Resolved by Committee to be approved subject to the prior completion of a Section 106 Agreement. (10.56ha site similar to the current application site)

P0141.06 - Residential development of up to 480 dwellings (outline) – Refused (appeal withdrawn)

P1232.06 – Residential development of up to 423 dwellings (outline) – Approved

P0702.08 - Outline application for the redevelopment of the site to provide 810 dwellings including submission of full details in relation to the retention, with alterations, of the Grange listed building within the site to provide 11 flats and for a two storey building adjacent to the Grange to provide 4 flats – resolved to approve, S106 in preparation.

P1703.10 - Construction of Spine Road in relation to site redevelopment for residential use at the former Harold Wood Hospital - Approved

P0230.11 - Construction of Phase B of a Spine Road in relation to site redevelopment for residential use at the former Harold Wood Hospital – Approved

P1002.11 - Phase 1B of the development of the former Harold Wood Hospital, to include demolition of existing buildings and the construction of 68 residential units and associated infrastructure and landscaping – Under Consideration

4. Consultations and Representations:

- 4.1 Consultees and 68 neighbouring properties have been notified of the application.
- 4.2 Eight letters of representation have been received. Concerns raised relate to access to the Polyclinic through the site, control over demolition, piecemeal development in advance of final approval of the outline should not be granted, lack of doctors and dentists, loss of privacy from balconies, unsatisfactory notification of neighbours and unsatisfactory positioning of the

refuse and recycling point.

Consultee Responses

Borough Crime Prevention Design Advisor – Reiterates that designing for community safety is a central theme of sustainable development. The practices and principles of Crime Prevention Through Environmental Design and Secured by Design should be considered where appropriate to mitigate any risks arising from the detailed layout and design. Recommends that a condition be attached relating to secure by design.

English Heritage (London Region) – Advise that the new dwellings will form part of the setting of The Grange. EH feel that the design of the semi-detached houses would benefit from refinement and that the proposed rooftop pavilions would visually dominate the setting of the building and that they would benefit from a lower eaves line to give visual subservience to The Grange.

Greater London Authority – Confirm that the Mayor of London does not need to be consulted further on the application

LFEPA – Confirmed that access for pump appliances needs to in accordance with guidance note 29.

London Fire Brigade – Advise of the need for a fire hydrant to be located within the footpath.

Natural England – No objection. Encouraged by the landscape enhancement proposals outlined in the landscape Management Plan. Also advises that the development can assist with the delivery of high quality habitat which would contribute towards the targets set out in the Havering Biodiversity Plan.

Environmental Health raise no objections subject to suitable conditions.

5 Relevant Policies

- 5.1 The main issues in this case are considered to be the principle of the development, housing density and design, site layout, massing and street scene implications, impact upon residential amenity, highways and parking, sustainability, flood risk and listed building impact. The planning history of the site is also a material consideration.
- 5.2 The development plan for the area consists of the Havering Local Development Framework (Core Strategy, Development Control Policies and Site Specific Allocations) and the London Plan Consolidated with Alterations (February 2008) (Spatial Development Strategy for Greater London).
- 5.3 Policies CP1 (Housing Supply), CP2 (Sustainable Communities), CP7 (Recreation and Leisure), CP8 (Community Facilities), CP10 (Sustainable Transport) CP9 (Reducing the need to Travel), CP10 (Sustainable

Transport), CP12 (Use of Aggregates), CP15 (Environmental Management), CP16 (Biodiversity and Geodiversity), CP17 (Design), CP18 (Heritage) of the Local Development Framework Core Strategy are considered relevant.

5.4 Policies DC2 (Housing mix and density), DC3 (Housing Design and Layout), DC6 (Affordable Housing), DC7 (Lifetime Homes and Mobility Housing), DC20 (Access to Recreation and Leisure Including Open Space), DC21 (Major Developments and Open Space, Recreation and Leisure Activities), DC27 (Provision of Community Facilities), DC29 Educational Premises), DC30 (Contribution of Community Facilities). DC32 (The Road Network). DC33 (Car Parking), DC34 (Walking), DC35 (Cycling), DC49 (Flood Risk), DC50 Sustainable Design and Construction), DC51 (Renewable Energy), DC52 (Water Supply, Drainage and Quality), DC55 (Noise), DC58 (Biodiversity and Geodiversity), DC59 (Biodiversity in New Developments), DC60 (Trees). DC61 (Urban Design). DC62 (Access), DC63 (Delivering Safer Places), DC67 (Buildings of Heritage Interest), DC70 (Archaeology and Ancient Monuments), DC 72 (Planning Obligations) of the Local Development Framework Development Control Policies Development Plan Document and Policy SSA1 (Harold Wood Hospital) of the Local Development Framework Site Specific Allocations Development Plan Document are also considered to be relevant. Various Supplementary Planning Documents of the LDF are also relevant.

5.5 Policies 3A.2 (Borough Housing Targets), 3A.3 (Maximising the Potential of Sites), 3A.5 (Housing Choice), 3A.6 (Quality of New Housing Provision), 3A.7 (Large Residential Developments), 3A.9 (Affordable Housing Targets), 3A.10 (Negotiating Affordable Housing), 3A.11 (Affordable Housing Thresholds), 3D.13 (Children's Play), 4A.1 (Tackling Climate Change), 4A.2 (Mitigating Climate Change), 4A.3 (Sustainable Design and Construction), 4A.4 (Energy Assessment), 4A.5 (Provision of Heating and Cooling Networks), 4A.6 (Decentralised Energy), 4A.7 (Renewable Energy), 4A.9 (Adaptation to Climate Change), 4A.10 (Overheating), 4A.11 (Living Roofs and Walls), 4A.13 (Flood Risk Management), 4A.14 (Sustainable Drainage), 4B.1 (Design Principles), 4B.2 (Promoting World-Class Architecture and Design), 4B.5 (Creating an Inclusive Environment), of The London Plan (Spatial Development Strategy for Greater London) 2008 are further material considerations, together with London Plan Supplementary Planning Guidance, including 'Providing for Children and Young People's Play and Informal Recreation' and PPS1 'Delivering Sustainable Development', PPS3 'Housing', PPS6 'Planning for Town Centres', PPG13 'Transport', PPG 15 'Planning and the Historic Environment', PPS22 'Renewable Energy', PPS25 'Development and Flood Risk'.

6.0 Introduction

6.0.1 This application is seeking full planning permission for the first element of the first phase of the residential redevelopment of Harold Wood Hospital, the overall principle of which has been considered by Members under ref P0702.08. Subject to members resolving to grant planning permission, the intention is for work to commence this summer/autumn following the signing

of the S106 agreement and issue of the decision notices for the Outline and this application. This application has been submitted as a full application to enable that timetable to be met, which would not have been possible were the application to have been made as a reserved matters application pursuant to the outline. Nevertheless, the first phase of the development is as envisaged by the outline application and complies with the overall parameters for the redevelopment that are embodied within the outline.

6.1 Principle of Development

6.1.1 Site Specific Policy SSA1 of the Havering Local Development Framework states that residential development of the former Harold Wood Hospital site will be allowed subject to a range of criteria that will be explored further in the rest of this report. Policy CP1 supports the development of the overall site as contribution to the borough's housing target of 535 new homes per year. As indicated in the introduction, members have already accepted the principle of the site being redeveloped for residential purposes by resolving to grant outline planning permission for the redevelopment of the overall site. The site the subject of this application falls within the area identified as forming Phase 1 of the development. Subject to all other matters being acceptable the proposed redevelopment is considered to be acceptable in principle.

6.2 Density, design and layout

6.2.1 The number of units proposed in this phase is 20 on a site area of 0.84 hectares, which equates to a density of 23 dwellings per hectare. The unit mix is 100% 3 and 4 bedroom dwellings of between 2 and 3 storeys in height. This scale of development is considered to be appropriate to the scale and character of neighbouring development in The Drive and The Grange itself. The nature of the development is also broadly in accordance with the scale and layout of the outline proposals illustrative masterplan. Whilst the density is below that indicated in the outline application as being applicable to this section of the site, as this site only forms part of that identified area it is anticipated that future elements of the redevelopment will increase the density to that set out in the original parameters defined for this part of the site (42 dwellings per hectare). The density proposed is similar to that of neighbouring development in The Drive and is considered to be in line with the Outline application and in turn, in accordance with the requirements of Policies SSA1 and DC2.

6.2.2 The detailed design approach and layout justification is set out within the Design and Access Statement and corresponds with the principles of the outline Design and Access Statement as they apply to this part of the site. The dwellings with frontages along the spine road, tree planting and landscaping will all help to define the spine road as the key access through the site. The dwellings proposed are considered by staff to be of high architectural quality and individual character that will provide an attractive streetscene along the new spine road.

6.2.3 The properties to the north of the application site would be served via a sweeping access road giving access to a private road along the northern boundary with a further terrace of properties creating an attractive enclosed area of rear gardens with the properties fronting onto the spine road.

6.3 Residential quality and open space

6.3.1 The Residential Design Supplementary Planning Document seeks to promote best practice in residential design and layout and to ensure that new residential developments are of the highest quality. The proposed dwellings are considered by staff to provide both good internal layouts and space including second floor terraces which will provide enhanced amenity for the properties without unduly impacting upon the amenities of either neighbours within the site or outside. Rear garden areas provide sufficiently spacious areas for private amenity purposes and achieve back to back separation distances generally of 20m at ground floor and 28m at first floor level which will ensure satisfactory privacy levels for new properties within the site. All properties are also provided with front garden areas that will give both defensible space to the front and add to the character of the streetscene.

6.3.2 This phase of the development does not incorporate any public open space, but future phases will deliver approximately 2 hectares of public open space throughout the overall site, including a secondary area south of the spine road opposite the application site and a retained open area to the east of The Grange.

6.4 Landscape strategy and tree retention plans

6.4.1 The Landscape Strategy and specification submitted with the application demonstrates a commitment to providing a high quality residential environment, both in terms of the streetscape and hard landscaping and the soft landscaping proposed. Areas of private road and driveway are indicated in block paving with conservation kerbs used for all adoptable highways. Extensive planting along verges and within the private road areas and is considered to assist with the definition of these areas and provide an attractive setting for the new dwellings.

6.4.2 Additional survey material demonstrates that there will be a need to remove some additional trees beyond those originally identified. However, these will be more than supplemented by new planting in both public and private areas of the site, including many trees within the rear gardens and a substantial number to supplement existing tree cover along the northern boundary of the site where they will assist in screening and protecting the amenity of properties to the north in The Drive.

6.4.3 Hedging is proposed in many areas of the site with the dual function of giving definition between public, semi- public and private areas of the site as well as an attractive feature in the street scene.

6.5 Impact on adjoining sites and residential amenity

- 6.5.1 The northern boundary of the application site provides the rear boundary of properties in The Drive and it is these properties where the key impacts could arise. Members will be aware that the application site at present includes the 7 storey Maternity Block of the former hospital which is a quite dominant building in the rear garden scene for many of the properties to the north. This will be demolished which can only be viewed as beneficial to the amenities of those properties.
- 6.5.2 By providing a back garden to unit 20 which backs onto three rear gardens of properties in The Drive which have a direct boundary with the site the layout of the development protects the amenities of those properties. The rear gardens of all other properties in The Drive are separated from the site boundary by an unmade rear access road which gives access to the gardens and rear garages. Within the application site a 3m buffer strip would be retained along the northern boundary where in addition to retained trees supplementary tree and buffer zone planting is proposed. Taken together with the access road and front garden areas, the front of the proposed dwellings facing the northern boundary would be set 12m away from the boundary. The rear access to the properties in The Drive would give further separation and a minimum distance from the rear garden boundaries of 19.5m. The rear gardens to properties in The Drive are all in excess of 30m in length and it is therefore considered that there will be no materially harmful overlooking resulting from the new properties and any second floor terraces proposed.
- 6.5.3 On a similar basis staff do not consider that any significant residential amenity issues will arise from the proposed small structure located close to the boundary and providing a refuse and recycling storage facility serving these properties.

6.6 Local heritage impact

- 6.6.1 The application site is not within a conservation area but The Grange is a Grade II Listed Building located to the south of the eastern end of the application site and development within the site therefore has the potential to impact upon the setting of The Grange. Policy DC67 requires that planning permission should only be granted where the setting of a Listed Building is not adversely affected.
- 6.6.2 English Heritage has voiced some concerns about the “rooftop pavilions” and eaves level of the proposed semi detached houses in relation to the setting of The Grange. Staff have given consideration to this concern but consider that the 40m separation between the closest new property and the closest two storey section of The Grange, with new roads and tree planting proposed in-between is sufficient to ensure that there will be no significant impact upon the setting of the Listed Building.

6.7 Transportation, Highways and Parking

6.7.1 The scheme incorporates new highway and private roads which are designed to an acceptable standard with adequate space for turning and servicing. Provision for one garage and one additional space for each dwelling are proposed which is in accordance with Policy. Potential visitor spaces are also proposed on the spine road in dedicated lay-bys and at the southern end of the turning head for the northern private road. No objections are raised.

6.7.2 In terms of overall impact upon the highway network, the 20 houses proposed will have no material impact and the impact of the site overall will remain significantly less than that which resulted from its previous hospital use until much later into the development.

6.8 Housing

6.8.1 This first element of Phase 1 of the redevelopment of the former hospital site would provide entirely private housing of 3/4 bedroom size. Later phases of the development would incorporate affordable housing and the small size of this first element would not trigger any requirement for the provision of affordable housing under the terms of the S106 Legal Agreement. Provided this application is tied into the wider S106 for the overall former hospital site to ensure the overall delivery of at least 15% affordable housing throughout the site, no objections are raised.

6.9 Sustainability

6.9.1 The proposals involve the re-use of a brown field site and the development of housing in an area well served by public transport. In line with the requirements of the London Plan and Policies DC49 and DC50, the proposal is required to meet high standards of sustainable design and construction, as well as to demonstrate a reduction in predicted carbon dioxide emissions by at least 20%.

6.9.2 It is proposed that the development would achieve Code for Sustainable Homes Level 3 and the application proposes that carbon emissions and heating bills of the residents would be most effectively reduced through:

- Improved insulation
- More efficient heating
- More efficient ventilation systems

6.9.3 The following improvements are proposed for the application site's carbon reduction strategy:

- Super-insulation
- Enhanced air-tightness
- Low thermal bridging heat loss through better design and construction
- High efficiency ventilation system with heat recovery
- High efficiency condensing boilers.

6.9.4 Staff are satisfied that these measures together with the applicant's sustainability statement and energy assessment, show how the council's sustainability related policies are to be met. Although the 20% on-site renewable energy requirement will not be met in full, the proposed renewable energy measures to be employed in more communal elements of the overall redevelopment coupled with the improved energy efficiency measures are acceptable for the purposes of complying with the relevant policies.

6.10 Other Considerations including planning obligations

6.10.1 Matters relating to flood risk, drainage, bio diversity and nature conservation can all be adequately addressed through conditions. Provision for local services and Education would be provided for through the S106 Legal Agreement as detailed in the original report for the outline application.

6.10.2 As a separate full planning application it is necessary for this application to be tied in with the outline permission for the site and the S106 Legal Agreement which is nearing completion. This is necessary in order to ensure that the implementation of this application is taken together with other subsequent reserved matters applications and that it features in any triggers for payments under the S106.

6.11 Conclusions

6.11.1 Having regard to the above, subject to the satisfactory completion of a Section 106 Legal Agreement, together the conditions set out above, it is considered that the proposal satisfies the relevant policies identified in paragraphs 5.3 to 5.5.

6.11.2 Staff consider that this full application for the first element of phase 1 of the redevelopment of the former Harold Wood Hospital site will establish a benchmark for the quality of the residential accommodation and environment in line with the illustrative master plan and the Design and Access Statement for the outline application, The scheme promises to deliver a sustainable, safe and attractive development to new residents in a form that maintains the residential amenity of existing residents.

6.11.3 It is recommended that planning permission be granted

IMPLICATIONS AND RISKS

Financial implications and risks:

A Section 106 planning obligation is required to make the application acceptable. The agreement will include the payment of the Councils Legal expenses involved in drafting the S106 agreement.

Legal implications and risks:

This application needs to be tied into the Section 106 planning obligation for the Outline planning application P0702.08. This is nearing completion but will need to be finalised and signed prior to the issue of the planning permission.

The heads of the agreement are the same as those for P0702.08 and are set out in the Annex to this report.

Human Resources implications and risks:

There are no human resources and risks directly related to this report.

Equalities implications and risks:

There are no specific social inclusion and diversity issues that arise directly from this report. The council's policies and guidance, the London Plan and Government guidance all seek to respect and take account of social inclusion and diversity issues.

BACKGROUND PAPERS

1. The planning application as submitted or subsequently revised including all forms and plans.
2. The case sheet and examination sheet.
3. Ordnance survey extract showing site and surroundings.
4. Standard Planning Conditions.
5. Copy of all consultations/representations received and correspondence, including other Council Directorates and Statutory Consultees.
6. The relevant planning history.
7. Relevant details of Listed Buildings, Conservation Areas, Article 4 Directions.

8. Copy of all consultations/representations received and correspondence, including other Council Directorates and Statutory Consultees.