



**REGULATORY
SERVICES
COMMITTEE**

REPORT

9 June 2011

Subject Heading:	P0230.11 – Former Harold Wood Hospital, Gubbins Lane, Harold Wood (Date received 16/02/2011)
Proposal	Construction of Phase B of a Spine Road in relation to site redevelopment for residential use at the former Harold Wood Hospital
Report Author and contact details:	Simon Thelwell (Planning Control Manager) 01708 432685
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	<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

Members will recall that the Committee granted planning permission for the first phase of the spine road at its meeting on 4th February 2011. This followed from the resolution 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 nearing completion but the applicants are keen to ensure that a detailed permission is in place for the whole road to enable the earliest completion of the spine road through the site.

Staff consider that the proposed spine road 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 appropriate planning conditions.

RECOMMENDATIONS

It is recommended that planning permission be granted 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. SC11 No development shall take place 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: 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

3. SC12 No building, engineering operations or other development on the site, shall be commenced until a scheme for the protection of preserved trees on the site has been submitted to and agreed in writing by the Local Planning Authority. Such scheme shall contain details of the erection and maintenance of fences or walls around the trees, details of underground measures to protect roots, the control of areas around the trees and any other measures necessary for the protection of the trees. Such agreed measures shall be implemented and /or 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.

4. NSC01 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..

5. 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.

6. NSC02 Before any of the development hereby permitted is commenced, samples of all surfacing materials to be used in the external construction of the spine road 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.

7. NSC03 Any proposed alterations and additions to the Public Highway shall be submitted in detail for approval prior to the commencement of the development.

Reason: In the interest of ensuring good design and ensuring public safety and to comply with policies of the Core Strategy and Development Control Policies, namely CP10, CP17 and DC61.

8. NSC04 The necessary agreement/s, notice/s and/or licence/s to enable the proposed alterations and additions to the Public Highway shall be entered into and completed prior to the commencement of the development.

Reason: To ensure the interests of the travelling public are maintained and comply with policies of the Core Strategy and Development Control Policies, namely CP10, CP17 and DC61.

9. NSC05 Save for the specification for the street light columns and lanterns included in Drawing No. D120384-115 Rev P1 and X00333—PL-L12 all works for the development shall be carried out in full accordance with the approved plans, drawings, particulars and specifications and any other plans drawings particulars and

specifications pursuant to any further approval of details as are approved by the Local Planning Authority,

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.

10. NSC06 Prior to the commencement of development a scheme for the street lighting of the Spine Road shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be installed in full prior to the first dwelling served from that part of the Spine Road hereby permitted being first occupied. With the exception of any areas that have become adopted highway, the lighting scheme shall be retained and kept fully operational at all times.

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

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. Reason for Approval

The proposal is considered to accord with the aims, and objectives of Policies CP10 of the LDF Core Strategy Development Plan Document, Policy DC32 of the LDF Development Control Policies Development Plan Document and Policy SSA1 of the LDF Site Specific Allocations Development Plan Document.

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 0.62 hectares and is restricted to the linear form of the second phase of the proposed spine road through the site starting from the proposed entrance from Nightingale Avenue and extending 310m into the site.

2.0 Description of Proposal:

- 2.1 The proposal is a detailed planning application for the second phase of the spine road through the site to serve the future residential redevelopment of the site accessed from Nightingale Crescent and extending 310m east into the site where it would join with the first phase.
- 2.2 The site boundary is drawn to include the proposed carriageway, footways and cycleways, junction bellmouths for side roads and an allowance for earthworks.
- 2.3 The width of the road is 6.5m with local widening to enable buses to pass safely on the bend closest to Nightingale Crescent. All side road junction bellmouths for potential future secondary roads are included and are designed for a minimum carriageway width of 5.5m. Tactile paving is proposed for all formal pedestrian crossing points and at identified points on the cycleway. The plans indicate the provision of a bus gate. This would be intended to incorporate a feature or other means of ensuring that only permitted vehicles (buses and emergency vehicles) could travel in both directions. This is required in order to prevent the creation of a through route for all vehicles which would give rise to “rat-running” to avoid the traffic lights on the A12 and A127. The design of such feature or other means of enforcement would be determined at a later stage and is a requirement of the overall planning permission.

2,4 Street lighting is to be provided in the landscape margin or at the back edge of the footway. A specification for the lighting, columns, landscaping and its management is included.

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

P0004.11 – 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 – Under Consideration

4. Consultations and Representations:

- 4.1 Consultees and 105 neighbouring properties have been notified of the application.
- 4.2 Two letters of representation have been received raising concerns about the clarity of the plans, how it would link to Nightingale Crescent and when pedestrian access to the Polyclinic would be provided. Other concerns relate to noise and traffic, loss of view and affect on property prices.

Consultee Responses

English Heritage (GLAAS) – Advise that they are happy with the Written Scheme of Investigation that has been submitted, but its implementation should be secured by condition.

Environment Agency – Confirmed they have no objections

Thames Water – Have no objections to the proposal.

Environmental Health raise no objections subject to suitable conditions.

Highways Officers in Streetcare raise no objection subject to the detailed material selection being conditioned to be technically approved via the Section 38/278 Agreement. It is stressed that bespoke materials will not be accepted and that the standard lamp column must be used. Comments are also offered in relation to the location of bus stops, maintenance of landscaping and the need for the roadway to be constructed such that the surface course will be maintained or replaced during different levels of occupation and usage both during construction of the housing and occupation. Conditions and informatives are suggested.

5 Staff Comments

- 5.1 This application is brought before Members at the request of Cllr Ower in view of the level of public interest that was shown in the applications for the redevelopment of the site.
- 5.2 The issues arising from the application are the impact of the proposed works on the character of the area, the highway network and the amenities of neighbouring properties.
- 5.3 The application follows from the resolution of Committee in relation to planning application P0702.08 that the application for the redevelopment of

the site for residential purposes should be approved subject to the prior completion of a Legal Agreement and no direction from the Mayor for London. Although the necessary legal agreement has yet to be completed the applicants are keen to have detailed permission in place in anticipation of the completion of the legal agreement.

- 5.4 The position, alignment and dimensions of the proposed spine road are the same as those which were illustrated in the master plan for the above outline application. Members will be aware that there is also an extant outline planning permission (P1232.06) for the redevelopment of the site which showed the main spine road in a virtually identical position to that which is now proposed.
- 5.5 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. These include the provision of a bus route, pedestrian and cyclist links through the site. Policy DC32 is also relevant and advises that planning permission for new road schemes will only be granted where they are consistent with the Council's road hierarchy, improve conditions for all users, improve safety and public transport accessibility and have net environmental benefits.
- 5.6 The spine road has been designed to a target speed of 20mph with a 6.5m width to enable two way bus traffic with local widening at the bend closest to Nightingale Crescent together with a footway of minimum width 2m shared with a cycleway of minimum width 3m and a 4m wide verge with tree planting and soft landscaping. Traffic calming would be provided through raised platforms at junctions and crossing points. All pedestrian crossing points would be provided with tactile paving and dropped kerbs to assist those with mobility and eyesight difficulties.
- 5.7 The Spine Road would be part of a controlled parking zone under the terms of the proposed legal agreement for P0702.08 and only visitor parking in bays would be allowed adjacent to the carriageway.
- 5.8 The proposed link to Nightingale Crescent has been designed to enable safe access and egress for buses. The proposed bend in the road closest to the Nightingale Crescent entrance has been demonstrated by vehicle tracking diagrams to be of sufficient width and dimensions for buses to negotiate. The intention would be for the spine road to link directly to Nightingale Crescent.
- 5.9 Pedestrian access to the Polyclinic would be maintained from the existing access from The Drive until such time as either or both elements of the Spine Road became available for public use, when pedestrian use from these points would also become available.
- 5.10 The general layout of the spine road includes a non-standard specification for the street lighting which would be unacceptable to the Council's

Highways Department. It is therefore suggested that the wording of the condition requiring that the development be constructed in accordance with the plans be amended to specifically exclude the specification of the street lighting.

- 5.11 The detailed design of any bus stop/s within the site would be subject to a condition requiring such design to be approved by the Council which would be imposed on the overall outline consent
- 5.12 Staff are satisfied that the design of the proposed spine road would satisfy all the requirements of the applicable policies and it is recommended that planning permission be granted subject to conditions.

IMPLICATIONS AND RISKS

Financial implications and risks:

None

Legal implications and risks:

The construction of the spine road would not trigger any requirements under the S106 agreement proposed for the redevelopment of the site under P0702.08.

Human Resources implications and risks:

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

Equalities implications and risks:

The spine road would be constructed to fully meet the needs of those with mobility difficulties, sight impairment and those pushing prams or wheelchairs.

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.

Regulatory Services Committee, 9 June 2011

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.