



REGULATORY SERVICES COMMITTEE

REPORT

7 June 2012

Subject Heading:

P0243.12 – Former Harold Wood Hospital, Gubbins Lane, Harold Wood (Date received 22/02/2012)

Proposal

The approval of siting, design, external appearance and landscaping (the reserved matters) pursuant to the outline planning permission P0702.08 for Phase 3B of the former Harold Wood Hospital, for the development of 74 residential apartments, plus associated infrastructure and car parking.

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Policy context

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

Financial summary

None

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

Ensuring a clean, safe and green borough	[X]
Championing education and learning for all	[]
Providing economic, social and cultural activity in thriving towns and villages	[]
Valuing and enhancing the lives of our residents	[X]
Delivering high customer satisfaction and a stable council tax	[]

SUMMARY

Members will recall that the Committee resolved to grant outline 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 has now been concluded and the S106 and planning permission have been issued. Members have previously considered full applications for the construction of the spine road and Phase 1a and 1b of the residential development. This reserved matters application is for the next phase of development, Phase 3B which proposes 74 residential apartments, plus associated infrastructure and car parking.

Staff consider that the development would be sufficiently in line with the parameters agreed for the redevelopment by the outline planning permission which is required by condition. The development is further considered to be acceptable in all other respects.

It is concluded that the reserved matters application should be approved.

RECOMMENDATIONS

That the Committee resolve that reserved matters permission be granted subject to the following condition:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications as listed above on the decision notice.

Reason:-

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

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

Reason:-

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

1. Reason for Approval

This decision to grant planning permission has been taken

- i) having regard to Policies CP1, CP2, CP7, CP15 and CP17, of the LDF Core Strategy Development Plan Document; Policies DC2, DC3, DC6, DC7, DC20, DC21, DC32, DC33, DC34, DC35, DC36, DC48, DC49, DC50, DC51, DC58, DC59, DC60, DC61 and DC63 of the LDF Development Control Policies Development Plan Document; Policy SSA1 of the LDF Site Specific Allocations Development Plan Document; Policies 3.3, 3.4, 3.5, 3.6, 3.8, 3.9, 3.10, 3.11, 3.12, 3.13, 5.2, 5.3, 5.7, 5.12, 5.13, 5.16, 6.9, 6.10, 6.13, 7.3, 7.4, 7.6 and, 7.19 of the London Plan 2011, and the National Planning Policy Framework .
- 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 second phase of a residential redevelopment of the site. The proposal would provide affordable 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 communal amenity space within a development of high quality design and layout. 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.

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 covers an overall area of approximately 14.58 hectares, including the retained uses. This application relates to an area of 0.61 hectares at the south western end of the site. The site is bordered by residential properties in Long Grove to the southwest,

green open space (which in turn is bounded by residential properties) to the northwest, the railway line to the southeast, by part of The Avenue (the Spine Road), which is the subject of a separate full planning permissions, to the north east and by the proposed Phase 5 of the redeveloped site to the north eastern boundary.

- 1.3 The site is undeveloped and characterised by heavily overgrown areas of coarse grassland with patches of Bramble and Hawthorn and other invasive species.
- 1.4 Vehicular access to the site will be from the yet to be constructed spine road which has been granted full planning permission under P0230.11 which will link the site to Nightingale Crescent and Lister Avenue to the west and the eastern portion of the Spine Road which was granted planning permission under P1703.10.

2.0 Description of Proposal:

- 2.1 The proposal is a reserved matters application for siting, design, external appearance and landscaping pursuant to outline planning permission P0702.08 in relation to Phase 3B of the redevelopment of the former Harold Wood Hospital site. This would consist of 74 residential apartments in two blocks (S and T) providing 26 no. 1 bedroom flats and 48 no. 2 bedroom flats.

Siting and Scale

- 2.2 Block S is proposed as a linear 4 storey building parallel to the railway boundary of the site with maximum dimensions of 61.4m length, 18m depth and 13.2m height. The block would be positioned 19m away from the railway land boundary and 20m away from the south west boundary of the site i.e. the rear garden boundary of properties in Long Grove.
- 2.3 Block T is proposed as an L-shaped block with its longer 39.6m north western flank parallel to the boundary with the green open space at the end of Nightingale Crescent and its shorter 30m north eastern flank parallel with the new spine road where it enters the site from Nightingale Crescent. The block would be positioned 4.6m from the north west boundary, apart from a projecting section on its northern corner which would be 1.5m closer, and a minimum of 6.4m from the south west boundary. The block is proposed with a staggered height from 2 storeys (7m) at its south west end up to 4 storeys (14.2m) at its north east end.
- 2.4 The blocks would be separated by areas of communal amenity space and landscaping.

Access and Parking

- 2.5 Access into the site would be from the new Spine Road at a point to the north east of the widened corner. The site access then runs parallel to the north east and south east boundaries, with an extended turning head towards the southern corner of the site. A total of 39 parking spaces would be provided, primarily along the south eastern side of the access road, but with two disabled spaces located close to the entrance to the site from the spine road and a further 5 spaces on the north eastern side of the turning head adjacent to the south western end of Block S. 12 of the spaces would be designated for disabled users and 3 spaces would be reserved for possible car club use. One cycle storage space per unit would be provided either by way of secure internal communal ground floor areas within the blocks or a separate cycle and bin storage building which is proposed at the western end of the amenity space between the buildings parallel to the south western boundary of the site.

Design and External Appearance

- 2.6 Block S would comprise of 20x 1 bed and 22x 2 bedroom units of which 4x ground floor units would be wheelchair accessible. The two wheelchair units at the south western end of the block would be externally accessible with the remainder of the units being served by 4 No. communal entrances. All ground floor units would be provided with their own semi-private terrace, with each flat on other floors having its own balcony.
- 2.7 The design approach for Block S responds to the sloping site topography with a step in the roof-line and ground floor between the two halves of the building. The overhanging flat roof of each section is continued as a vertical feature between the two halves. The main entrances would face onto the communal landscaped courtyard and are defined by a glazed stair core. The columns of external balconies would be framed by a rainscreen cladding balcony supporting the shape of an inverted U, with recessed and projecting bays defined by material contrasts between render and brickwork. The materials to be used would be drawn from a palette of materials that follow the theme established by phases 1A and 1B.
- 2.8 Block T would comprise of 6x 1 bed and 26x 2 bedroom units of which 4x ground floor units would be wheelchair accessible. The two wheelchair units at the north eastern end of the building and one unit at the south eastern end would be externally accessible with the remainder of the units being served by 3 No. communal entrances. All ground floor units would be provided with their own semi-private terrace, with each flat on other floors having its own balcony.
- 2.9 Block T follows a similar theme to Block S, but with stepped storey heights as well as stepped ground floor levels resulting in four different roof heights. As with Block S each of the roof height variations is defined by a continuation of the projecting flat roof feature on its north west facing elevation. Rainscreen cladding is again used as a feature to frame and define the externally expressed balconies. Red brickwork and white render

would be used alternately to define projecting and recessed elements of the block, with a projecting grey clad vertical box window as an additional feature at the northern corner close to the entrance of the site.

Landscape

- 2.9 The application includes detailed proposals for the hard and soft landscaping which are intended to fulfil the requirements of the relevant conditions of the outline permission for this phase of the development. This incorporates the provision of a band of mixed native buffer planting along the south western and south eastern boundaries, wildflower corridors, native and ornamental shrub and hedge planting, amenity turfing to amenity areas with low level mounding. Various biodiversity measures including bird and bat boxes are shown to be incorporated into the development. Details of all surface treatments are also included.

3. Relevant History

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 – Approved.

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

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 – Approved

D0122.11 - Demolition of the former Harold Wood Hospital, Gubbins Lane.- Prior Approval Granted

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 – Approved

P0412.12 - The approval of siting, design, external appearance and landscaping (the reserved matters) pursuant to the outline planning permission P0702.08 for Phase 5 of the former Harold Wood Hospital, for the development of 105 residential apartments, plus associated infrastructure and car parking. – Under Consideration

4. Consultations and Representations:

4.1 Consultees and 140 neighbouring properties have been notified of the application. The application has been advertised on site and in the local press.

4.2 One letters of representation has been received. This raises concern about the potential increased use of the green open space adjacent to the north west boundary for football and potential increased disturbance of neighbouring premises as a result. The objector calls for the developer to provide additional fencing on the boundaries of that site to protect the back fences of those properties.

Consultee Responses

Borough Crime Prevention Design Advisor – Reiterates that designing for community safety is a central theme of sustainable development. A number of detailed design points and considerations are highlighted.

Environment Agency – Initially objected on the basis that the application would be contrary to the Flood Risk Assessment which supported the Outline application, in particular the change from an attenuation pond to underground storage tanks. Subsequently following discussions with the applicants the Environment Agency have confirmed that they are satisfied that such a feature can be relocated within the overall development site and that the Sustainable Urban Drainage features within this phase of the development are acceptable.

LFEP – Initially advised that access to Block T1 is unsatisfactory even with the provision of a fire main as access to the fire main inlet would not be in accordance with the Building Regulations. These concerns have been addressed to the LFEP's satisfaction through a slightly revised site layout.

London Fire Brigade – Advise of the need for two fire hydrants within the footpath of the site.

Natural England – No objection. The Council’s obligation to assess and consider the possible impacts arising from the development and to seek biodiversity enhancement is reiterated..

Thames Water no observations.

5 Relevant Policies

5.1 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 2011

5.2 Policies CP1 (Housing Supply), CP2 (Sustainable Communities), CP7 (Recreation and Leisure), CP15 (Environmental Management) and CP17 (Design) of the Local Development Framework Core Strategy are considered relevant.

5.3 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), DC32 (The Road Network), DC33 (Car Parking), DC34 (Walking), DC35 (Cycling), DC36 (Servicing), DC48 (Flood Risk), DC49 Sustainable Design and Construction), DC50 (Renewable Energy), DC51 (Water Supply, Drainage and Quality), DC58 (Biodiversity and Geodiversity), DC59 (Biodiversity in New Developments), DC60 (Trees), DC61 (Urban Design), DC63 (Delivering Safer Places), 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.

5.4 London Plan policies: 3.3 (increasing housing supply), 3.4 (optimising housing potential), 3.5 (quality and design of housing developments), 3.6 (children’s play facilities), 3.8 (housing choice), 3.9 (mixed and balanced communities), 3.10 (definition of affordable housing), 3.11 (affordable housing targets), 3.12 (negotiating affordable housing), 3.13 (affordable housing thresholds), 5.2 (minimising carbon dioxide emissions), 5.3 (sustainable design and construction), 5.7 (renewable energy), 5.12 (flood risk management), 5.13 (sustainable drainage), 5.16 (waste self sufficiency), 6.9 (cycling), 6.10 (walking), 6.13 (parking), 7.3 (designing out crime), 7.4 (local character), 7.6 (architecture), 7.15 (reducing noise and enhancing soundscapes) and 7.19 (biodiversity and access to nature) are considered to apply. There is also a range of Supplementary Planning Guidance to the London Plan. including ‘Providing for Children and Young People’s Play and Informal Recreation’ that are considered to be relevant.

5.5 The National Planning Policy Framework is a further material consideration.

6.0 Planning Considerations

- 6.0.1 The principle of the residential redevelopment of the Harold Wood Hospital sites has been established by the outline planning permission P0702.08. Many of the environmental issues arising from the principle of residential development, such as land contamination, archaeology and ecology have all previously been considered by the outline application. These matters are all dealt with in detail by the planning conditions forming part of the outline permission.
- 6.0.2 The main issues arising from this application are therefore considered to be the extent to which the detailed proposals accord with the parameters and principles established by the outline permission; housing density, tenure and design, site layout including proposals for hard and soft landscaping of the site, massing and street scene implications, impact upon residential amenity, highways, parking and accessibility, sustainability and flood risk.

6.1 Principle of Development

- 6.1.1 The outline planning application was submitted with an indicative masterplan and a number of development parameters and parameter plans as the means by which the design concepts for the redevelopment of the site would be translated into a framework for the future submission of reserved matters. The parameter plans showed the land uses, development, landscape strategy, access and movement, density and building height across the site to demonstrate how new development will work within the site and how it would relate to neighbouring development. The illustrative masterplan demonstrated one way in which this could be translated and forms the basis on which this reserved matters application has been submitted.
- 6.1.2 The outline permission included a condition (Condition 7) which required that the development should be carried out in accordance with the parameter plans and in general accordance with the corresponding strategies within the Design and Access Statement and other documents. The condition also states that any deviation from these can only be made if it is agreed by the local Planning Authority that such deviation would not give rise to any adverse environmental effects which would have otherwise required mitigation. The parameters therefore act as a check to ensure that reserved matters follow principles established by the outline permission and a benchmark against which to assess subsequent reserved matters submissions.

6.2 Density, Siting and Layout

- 6.2.1 The overall density approved in principle at Outline stage provided for an average of 64 dwellings per hectare across the whole development site. The density was designed to vary according to the location within the site to

reflect the nature of surrounding development and the proximity to public transport. Phase 3b is located within an area identified as Block C in the Density Strategy parameter plan where an overall density of 75 units per hectare should apply. The number of units proposed in this phase is 74 on a site area of 0.61 hectares, which equates to a density of 121 dwellings per hectare. Block C, however, has an overall area of 3.53 hectares and two further phases (3A and 5) will deal with the remaining larger portion providing 88 and 105 units respectively. The overall resulting density is therefore anticipated to be 75 units per hectare which is in accordance with the density parameters. Furthermore this part of the site also relates visually to the higher density development in Nightingale Crescent. The density is therefore in accordance with the parameters established by the Outline application and in turn, in accordance with the requirements of Policies SSA1 and DC2.

- 6.2.2 The approved Building Height Strategy Parameter Plan identified the site of Phase 3B as being part two storey (6 to 9m in height) and part 4 storey (12 to 15m in height), with the two storey area running parallel to the south western boundary with the rear gardens of properties in Long Grove. Both of the proposed blocks have elements which encroach into the two storey zone which are of a height in excess of that set out in the Height Strategy Parameter Plan. Block S is designed as a 4-storey block with a height above ground level of 13.225m and would extend 12.5m into the 2-storey zone at its western end. Block T is designed as a staggered height block from 2 to 4 storeys which includes a 3-storey element with a height 10.225m above ground level which would extend 9.7m into the 2-storey zone.
- 6.2.3 The judgement to be made is whether these encroachments will give rise to any significant impacts that were not envisaged as part of the outline application and whether these would require any mitigation which was not considered as part of the previous Environmental Impact Assessment.
- 6.2.4 Looking first at the extent of the encroachments, this has to be considered against the maximum height and extent of the 2-storey zone into which they encroach. The extent of the 2-storey zone as defined on the approved Building Height Strategy Parameter Plan would potentially allow for a building up to 9m in height 4m away from the rear boundary of the houses in Long Grove or 21m from the rear of the closest property.
- 6.2.5 In the case of Block S the closest part of the building would be 20m from the boundary or 37m away from the rear of the closest property. In the case of Block T the closest part of the building which is taller than the height set out by the Parameter Plan would be 16m from the boundary and 31m from the rear of the closest property. In both instances staff do not consider that the extent of the encroachment to be significant when compared to the potential extent and height of development which could legitimately be submitted within the 2 storey zone. Furthermore, any potential impact arising is mitigated in the case of Block S, by the distance of the

development from the boundary and in the case of Block T, by the fact that the height of the two storey element of the building is 1.75m lower than that which would comply with the height parameter. In addition, the height of the four storey elements of the blocks is also 1.75m lower than that which would comply with the height parameter.

- 6.2.6 In terms of whether any impacts arise from the encroachments, it logically follows that if the magnitude of the change is not considered to be significant, that the any resulting environmental issues arising are similarly not considered material as they are not considered to constitute changes to the parameters plan pursuant to Condition 7 of the outline planning permission that would give rise to adverse environmental impacts requiring mitigation measure to ameliorate their effects. On that basis staff are satisfied that there is no conflict with the condition which requires the development to be carried out in accordance with the parameter plans as set out in paragraph 6.1.2.
- 6.2.7 There are similar cases in relation to both the Landuse Strategy and the Access and Movement Strategy Parameter Plans. Both of these indicated that the secondary access route into the site would turn more centrally into the site with development potentially then taking place to the south east of the access road.
- 6.2.8 In terms of layout the scheme has been derived from a detailed testing of the illustrative layout used for the outline application. The scheme has been developed playing close attention to the site topography, movement and access desire lines, relationship to neighbouring properties, maximization of landscaping and amenity space and the desire to minimize the impact of the parking and maximize the overlooking of any parking.
- 6.2.9 Block T creates strong frontages to the spine road and to the open space at the end of Nightingale Crescent where they will provide focal points when viewed from outside the site to the north west and from the spine road when viewed from the north east. Block T will also create a street frontage to the spine road with clear definition between the public, semi-private and private realms. The blocks would be separated by and grouped around a well screened communal amenity area which would provide useable and functional open space. Block S would be set back 14m from the spine road which enables the provision of a pivotal open space adjacent to the entrance to the site, which would also provide part of a tapering area of semi-private open space between blocks S and T.
- 6.2.10 The layout achieves a good level of separation from the boundary with the railway and the south west boundary with the rear gardens of properties in Long Acre. The layout therefore minimizes the potential impact on the adjacent railside Site of Importance for Nature Conservation and by having the narrow ends of both blocks closest to the south west boundary, also respects the relationship with the neighbouring residential properties. All ground floor units are provided with a semi-private terrace area for sitting

out with those areas adjacent to the central amenity area which are not identified for terrace use being allocated for defensive planting.

6.3 Design, 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.

6.3.2 The design of the blocks maximises the number of ground floor entrances to blocks although the sloping nature of the land and the requirements for a level threshold limit the potential for all ground floor units to have their own external front door. Nevertheless each block has six entrances, including five ground floor units with their own entrance, which in combination with the communal entrances is considered by staff will create a sufficiently lively streetscene around the buildings.

6.3.3 The blocks display several design features that are likely to form recurrent themes for the redevelopment, including the use of architectural framing, overhanging roof details, grouping of balconies, glass fronted stair cores and distinctive material changes. Many of these have been established in the first two phases to be approved and staff are satisfied that they continue the theme and offer suitably distinctive and high quality architecture with attention to detail and context whilst creating an attractive place where people will want to live.

6.3.4 The scheme has been developed jointly with the Housing Association that will manage the units and will offer accommodation built to Lifetime Homes requirements throughout. In addition the scheme incorporates 6 units which are intended to be wheelchair accessible from the outset. The development is therefore in accordance with Policy DC7.

6.3.5 The number of single aspect units has been kept to a minimum and all units will offer acceptable levels of daylighting and sunlight for future occupants. All units will have ready access to the generous central amenity area which will offer a communal facility where overlooking is maximised with the intention of engendering a feeling of ownership and safety. In addition each ground floor unit will have access to their own terrace and each property above ground floor will have access to a balcony, which will provide both defensible space and an area for sitting outside.

6.3.6 The positioning of windows and balconies is such that there will be no unacceptable levels of overlooking or inadequate privacy for the future occupants. Staff are accordingly satisfied that this phase of the redevelopment will offer a high standard of accommodation for future occupants.

6.3.7 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 the principal area that would be located to the east of the spine road to the north east of the application site.

6.4 Landscape Strategy and Biodiversity Enhancement

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 road and driveway are indicated in block paving with conservation kerbs used for all adoptable highways. This part of the site does not contain any significant trees and extensive planting of trees and shrubs around the boundaries of the site is proposed as buffer planting and to enhance the boundary with the Railside SINC which together with roadside planting will provide an attractive setting for the new blocks.

6.4.2 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.

6.4.3 A Local Area for Play (LAP) is proposed within the communal area is proposed which is in accordance with the outline scheme and will ensure that this part of the development meets the play space requirements of the Mayors SPG.

6.4.4 As well as the planting of native trees and shrubs on the site the buildings will also incorporate integrated bird and bat boxes. A 3m wide ecological corridor is also proposed along the boundary where log piles will be positioned to attract invertebrates, as well as the native planting which is proposed. This would be in accordance with the parameters set for the development and in compliance with Policy DC59.

6.5 Impact on Adjoining Sites and Residential Amenity

6.5.1 The northern western boundary of the application site with the open space at the end of Nightingale Crescent would be fenced and the distance from those properties that face onto the north western side of the open space is sufficient to ensure that there will be no resulting material overlooking or loss of privacy.

6.5.2 The south western boundary with properties in Long Grove is to be screened by buffer planting. The closest elevations of the blocks has also been designed with minimal habitable rooms above ground level which together with the separation of the blocks of a minimum of 22m in respect of Block T and 38m in respect of Block S from the rear of those properties, will be sufficient to minimise any overlooking or loss of privacy. A condition is suggested to ensure that the flat roof areas of Block T cannot be used as amenity terraces.

6.5.3 The separation distances above are also sufficient to ensure that there will be no loss of daylight or overshadowing of neighbouring residential properties or gardens.

6.5.4 There could be an increased use of the adjacent grassed open space at the end of Nightingale Crescent, but this area is outside the site and staff are satisfied that there is no justifiable case for any enhancement for any boundaries which are outside the control of the applicants.

6.6 Transportation, Highways and Parking

6.6.1 The scheme incorporates new public highway and access roads which are designed to an acceptable standard with adequate space for turning and servicing. The revised site layout plan shows an extension to the turning head to enable Fire Tenders to gain close enough access to the entrances to Block T in order to address the original concerns of the LFEPA.

6.6.2 The car parking is provided primarily at right angles to the access road running parallel to the boundary with the railway to the rear of Block S, with two wheelchair spaces designated to two of the potentially adapted units in Block T located close to the junction with the spine road and a further 5 spaces located at right angles to the northwest spur of the turning head.

6.6.3 The level of parking would allow for one space per two units and designated spaces for the potential wheelchair units. The Housing Association could decide to allocate the non designated spaces if required. This level of car parking is acknowledged to be low but does reflect Government Guidance and the views of Transport for London and the Mayor that parking levels should be reduced where there is good access to transport facilities and the prospect of improved accessibility to public transport in the area. Consideration also needs to be given to the S106 legal agreement which imposes a restriction on the ability of occupiers to apply for permits in any controlled parking zone (CPZ) in operation outside of the site. It also requires financial contributions to enable a review and extension of the existing CPZ and the promotion and support for a new bus route through the site, as well as requiring the submission of a Residential Travel Plan. The car parking area also includes 3 spaces which are identified as potential car club spaces and there is a condition on the outline permission which requires the submission of a car parking review prior to the commencement of each phase.

6.6.4 There is a judgement for Members to make in respect of the level of parking, which could be considered to be below the level recommended by DC2 which would normally require 1–1.5 spaces per unit. However, the parking requirement for the site as set out in Site Specific Policy SSA1 is expressed as a maximum rather than a minimum requirement. The parameters for the development require that the overall level of provision on the site should equate to 1.5 spaces per unit and higher levels than this have been agreed overall for Phases 1a and 1b. It is therefore anticipated

that higher levels of parking will be provided for future phases of the development where larger units are to be provided in order to bring the overall level of parking up. On this basis Members may agree that it would be inappropriate for a greater number of spaces to be provided for this part of the site which comprises entirely one and two bedroom units. There will be a significant onus on the Housing Association to manage the parking on this part of the site. However, on balance, staff are satisfied that this, together with the various obligations contained within the S106 legal agreement will be sufficient to ensure that there will be no adverse effects outside the site and that the parking proposed will be sufficient.

6.6.5 The parking is provided in an area where it does not impinge upon views of the site from the spine road, but at the same time is a location where there will be good overlooking of the parking spaces from the adjacent block. All potential wheelchair adapted ground floor units would have an identified parking space located as close as is reasonably practical to the respective units. The topography of the site and the preferred option with a central area of amenity space has restricted the ability for the wheelchair spaces designated for the adaptable ground floor units in Block T to be positioned as close as would be preferable to their respective entrances. However, the proposed layout of the access paths and amenity area is such that there will be suitable gradients for all such future residents to gain acceptable access.

6.6.6 In terms of overall impact upon the highway network, the 74 units proposed will have no significant 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.

6.7 Housing

6.7.1 This Phase of the redevelopment of the former hospital site would be developed entirely as affordable housing, although independently of the amount of affordable housing that the applicants are obliged to deliver as part of the S106. Although only offering flatted accommodation, there is a further phase of the development also under consideration at present which is also proposed as affordable housing which incorporates a substantial number of houses. In combination these two elements will offer a mix of affordable housing that would be in accordance with the policy requirements of Policy DC6.

6.8 Sustainability

6.8.1 The outline permission included conditions requiring the installation of photovoltaic panels and renewable energy systems in accordance with the approved Energy Strategy. All the dwellings within Phase 3B are proposed to be affordable and are therefore required to achieve Code for Sustainable Homes (Code) Level 4. In addition to the energy efficiency measures to be employed in the building and the use of a high efficiency condensing boiler within an energy centre in block T providing community heating and hot

water, the proposals for Phase 3B also include the provision of photovoltaics on the roofs of both blocks over a total minimum area of 238m². Staff are satisfied that the combination of measures will be sufficient to satisfy the requirements of the conditions and the related policies that these stem from.

6.9 Conclusions

- 6.9.1 Having regard to the above it is considered that the proposal satisfies the relevant policies identified in paragraphs 5.3 to 5.5.
- 6.9.2 Staff consider that this reserved matters application for the second phase (Phase 3b) of the redevelopment of the former Harold Wood Hospital site will continue to display the benchmark of the quality established by the first phase, both in terms of the residential accommodation and environment. This is 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.
- 6.9.3 It is recommended that planning permission be granted

IMPLICATIONS AND RISKS

Financial implications and risks:

None arising.

Legal implications and risks:

None arising

Human Resources implications and risks:

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

Equalities implications and risks:

This phase of the development incorporates specifically designed accommodation for wheelchair users as well as meeting the requirement for all new dwellings to meet the Lifetime Homes standard. 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

Regulatory Services Committee, 7 June 2012

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.