

REGULATORY SERVICES COMMITTEE

REPORT

19 December 2013

Subject Heading:

P1295.13 – Former Harold Wood Hospital, Gubbins Lane, Harold Wood (Date received 23/10/2013)

Proposal

The approval of siting, design, external appearance and landscaping (the reserved matters) pursuant to the outline planning permission P0702.08 for Phase 4A of the former Harold Wood Hospital, for the development of 55 residential dwellings, plus associated infrastructure, open space and car parking.

Report Author and contact details:

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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	[X]

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 agreement. Members have previously considered full applications for the construction of the spine road and Phases 1a and 1b and reserved matters applications for Phase 3a, 3b and 5 of the residential development. This reserved matters application is for the next phase of development, Phase 4a which proposes 55 dwellings, plus associated infrastructure, open space 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 this decision notice.

Reason:-

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 space within the garages hereby permitted for the detached houses shall be made permanently available for the parking of private motor vehicles at all times and shall not be used as living accommodation unless permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 Article 3, Schedule 2, Part 1, as amended by the Town and Country Planning (General Permitted development) (Amendment)(no. 2)(England) Order 2008, or any subsequent order revoking or re-enacting that order, no development shall take place under Class B or F, unless permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason:-

In the interests of amenity and to enable the Local Planning Authority to retain control over future development, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

INFORMATIVES

1. Following a change in government legislation a fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, which came into force from 22.11.2012, a fee of £97 per request or £28 where the related permission was for extending or altering a dwellinghouse, is needed.
2. Statement Required by Article 31 (cc) of the Town and Country Planning (Development Management) Order 2010: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

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 1.78 hectares in a roughly central area of the site. The site is bordered on three sides by the wider redevelopment site, with the site

of Phases 5, 3a and 4b to the south west, north west and north east respectively. The only external boundary is with the railway cutting to the south east.

- 1.3 The former hospital buildings on the site have now been demolished. There are several existing trees within the site which are the subject of a Tree Preservation Order which are to be retained.
- 1.4 Vehicular access to the site will be from the newly constructed spine road granted full planning permission under P1703.10 which will link the site to Gubbins Lane to the west.

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 4a of the redevelopment of the former Harold Wood Hospital site. This would consist of 55 dwellings with one apartment block P providing 8 no. 1 bedroom flats and 10 no. 2 bedroom flats plus 26 No. 3 bedroom semi-detached and 11No. 4 bedroom detached houses, all as private housing.

Siting and Scale

- 2.2 Block P is proposed as a 4 storey block to a maximum height of 13.8m with a depth of 14.5m and a 30m long elevation facing onto the eastern side of the main area of public open space but with a row of preserved Willow trees immediately in front of it. The block would have an angled alignment to the railway line boundary.
- 2.3 The housing would comprise of detached and semi-detached three storey houses fronting onto the main central public open space. Two wheelchair accessible houses are proposed.

Access and Parking

- 2.4 Access into the site would be at two new points from the south east side of the Spine Road with provision at the eastern end of the site for the road to link into future Phase 4b of the redevelopment.
- 2.5 A total of 78 parking residents / visitor spaces would be provided in the form of on plot and garage parking for the houses and a mixture of undercroft and perpendicular on-street parking for Block P giving an overall parking ratio of 1.4 spaces per unit for the phase. The detached houses would be provided with 3 spaces (two in tandem within a garage) per unit, 1 on plot space for the semi-detached houses and 19 spaces for the 18 apartments. This would include 5 wheelchair spaces to serve the 5 wheelchair / wheelchair adaptable units. A minimum of one cycle storage space per unit would be provided either by way of secure communal ground floor areas within the Block P, or within front garden bike stores or garages for the housing.

Design and External Appearance

- 2.6 Block P would provide 18 units comprising of 8 no. 1 bedroom, 10 no. 2 bedroom units of which the 3 no. ground floor units would be wheelchair accessible. The wheelchair accessible ground floor units would all be externally accessible either from the spine road or the rear access road. All ground floor units would be provided with their own semi-private terrace, with each apartment on other floors having its own balcony.
- 2.7 The design approach for Block P responds to the location at the eastern end of the proposed central open space with a frontage which incorporates two columns of balconies in the main frontage, a framed column of balconies at its southern end and a striking contrast of white render to the northern half, red brick to the southern half and dark brick to the ground floor. The main entrance is located at the northern end, identified on the front elevation by a full height vertical element of coloured glazing. The northern façade would be highlighted in white render and is angled in both plan and elevation punctuated with a staggered array of windows to bring light into the communal corridor and staircase. The façade would be a key elevation and visible from the adjacent phases to the north east, whilst much of the western façade would be obscured by a row of Willow trees to be retained within the central open space. The materials to be used would be drawn from a palette of materials that follow the theme established by previous approved phases of the redevelopment including white render, red and dark grey brick, grey cladding and glass balustrades.
- 2.8 The houses in Phase 4a would flank the main central open space of the overall development and would comprise detached and semi-detached houses. On the southern side 5 no. detached properties would be flanked on either side by 3 pairs of semi-detached houses. On the northern side 6 no detached properties would be flanked on either side by 3 pairs of semi-detached house to the west and 4 pairs if semi-detached houses to the east. The detached houses would incorporate a distinctive extruded front gable and a second floor side roof terrace. Alternating front gables are clad in dark timber and white render, with the main brick being the yellow stock used extensively throughout the rest of the development. The semi-detached houses are similar in design to house type 5.1 within Phase 1b with an open front gable, second floor front balcony with yellow brick, timber cladding and white render the predominant materials.

Landscaping and Amenity Space

- 2.9 The application includes detailed proposals for the hard and soft landscaping, including retained trees, which are intended to fulfil the requirements of the relevant conditions of the outline permission for this phase of the development. This includes the largest area of public open space with an area of 6,706m² which will incorporate a Local Equipped Area of Play (LEAP). An ornamental hedge is proposed on the northern and southern side of the central open space, with regularly spaced tree planting

along its length and in front and rear gardens. The south eastern boundary of this part of the site is defined as an ecological corridor and would be supplemented by additional native planting. Various biodiversity measures including bird and bat boxes, wildflower planting and log piles are shown to be incorporated into the development. Details of all surface treatments are also included.

- 2.10 The gardens to the houses vary in depth from 8m to 10m and in width from 5.7m to 9.6m. Blocks P units would be provided with semi-private terraces or balconies.

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

P0243.12 - 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 – 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 dwellings, plus associated infrastructure and car parking.– Approved

P0346.13 - The approval of siting, design, external appearance and landscaping (the reserved matters) pursuant to the outline planning permission P0702.08 for Phase 3A of the former Harold Wood Hospital, for the development of 144 residential dwellings, plus associated infrastructure and car parking. - Approved

4. **Consultations and Representations:**

4.1 Consultees and 96 neighbouring properties have been notified of the application. The application has been advertised on site and in the local press.

4.2 No letters of representation have been received.

Consultee Responses

Borough Designing Out Crime Advisor – Advises that there have been pre-application discussions and that the application shows that crime prevention measures have been considered in the design of the proposed development and how it reflects the seven attributes of Safer Places as required by DC63.. A number of detailed design points and considerations are highlighted.

Environment Agency – Require further information to demonstrate that the proposed drainage scheme is compliant with the outline permission but are satisfied that this can be dealt with under the discharge of conditions imposed on the outline permission in relation to this phase.

LFEPA – No objections.

London Fire Brigade – Advise of the need for two fire hydrants to be located within the footpath at the eastern end of both access roads.

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.

Essex and Suffolk Water – No objections

Streetcare – No objections

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) plus any amendments to these policies arising from the October 2013 Revised Early Amendments, 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 This is the sixth application for full permission or reserved matters approval which has been submitted and if approved, would bring the total number of units with detailed permission to 481 representing 59% of the total 810 units for which planning permission was granted.
- 6.0.3 The main issues arising from this application for reserved matters approval 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 and sustainability.

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 (dph) 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 4a is located within Block B in the Density Strategy parameter plan where densities of 33 dph should apply. The number of units proposed in this phase is 55 on a site area of 1.78 hectares, which equates to a density of 31 dph and is therefore in accordance with the outline planning permission.

6.2.2 The approved Building Height Strategy Parameter Plan identified the site of Phase 4a as being predominantly 3 storey (9 to 12m in height) and part four storey (12 to 15m in height). The proposed layout does differ from the zones identified at outline stage in some small areas. Block P is located almost entirely within a four storey zone, although the terraces and balconies on the southern and eastern sides extend beyond the zone by 0.5m. The houses on plots 231 – 233 and part of 234 are located within a four storey zone and part of the house on plot 247 projects outside of any height zone. These changes can be attributed to the process of design evolution that each phase of the scheme goes through and raises no material issues.

6.2.3 No significant impacts will arise from these height zone variations which might require specific mitigation and staff are therefore satisfied that there is no conflict with the condition which requires the development to be carried out in accordance with the parameter plans and Condition 7 of the outline planning permission as set out in paragraph 6.1.2.

6.2.4 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 other parts of the redevelopment and neighbouring development, maximization of landscaping and the desire to minimize the impact of the parking and maximize the overlooking of any parking and open space.

6.2.5 The proposed housing will help create a strong sense of enclosure and provide natural surveillance for the central public open space. Block P will provide a counterbalance to Block N within Phase 3a at the opposite end of the open space. The housing layout forms conventional street blocks which together with Block N will complete the part of the site that surrounds the main central open space. Accordingly the proposed layout is considered to be acceptable.

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. 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.

- 6.3.2 The design of Block P maximises the number of ground floor entrances which in combination with the traditional housing frontages onto the access roads either side of the open space will provide a functional and lively streetscene.
- 6.3.3 The design of Block P incorporate several design features that are recurrent with earlier phases, including the use of architectural framing, roof edge detailing, grouping of balconies, glass fronted stair cores, cladding and distinctive material changes. Staff are satisfied that they continue the theme and character established by the earlier approved phases 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 will provide accommodation built to Lifetime Homes requirements throughout and also incorporates five units which are designed to be wheelchair accessible from the outset. The development is therefore in accordance with Policy DC7.
- 6.3.5 The design of the Block P will offer acceptable levels of daylighting and sunlight for future occupants. Whilst there is no communal amenity area for the block staff are satisfied that this is adequately offset by the availability of balconies of a depth and area which comply with the guidance contained in the Residential Design SPD together with semi-private terraces at ground floor. In addition the immediate proximity of the central open space and the setting provided by the retained trees and the ecological corridor will enhance amenity for future residents.
- 6.3.6 The housing designs have been developed from those in earlier phases and has its frontages to the access roads that run either side of the main central public open space, which together with tree planting and landscaping will all help to frame the open space as a defining feature of the development. The three storey housing proposed is considered by staff to be of high architectural quality and individual character that will provide an attractive streetscene either side of the open space.
- 6.3.7 Rear garden areas for the houses are quite compact but provide sufficiently sized areas for private amenity purposes. This phase of the development incorporates the largest of the public open spaces in the development in accordance with the parameters plans which formed part of the outline consent. This will provide an attractive setting for the dwellings within the phase as well as an area for play, informal recreation and relaxation.

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. A number of significant trees are to be retained within the open space with the roads and development kept clear of the tree root zone to ensure their

successful retention and integration into the development. Extensive planting of trees and shrubs within the open space, within rear gardens and along the new roads is proposed which will enhance the biodiversity potential of the site and provide an attractive street scene and setting for the development

- 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, defining the edges and giving structure to the public open space as well as providing an attractive feature in the street scene.
- 6.4.3 A Locally Equipped Area for Play (LEAP) within the public open space 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. This together with further ecological enhancement measures within other phases of the development adjacent to the railway SINC and the creation of “Green Links” to it 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 site has no boundary with any established existing residential areas so issues relating to the impact on existing properties will not occur. The houses on the southern side of the site will achieve a back to back separation of between 18 – 25m to the rear of houses within Phase 5 of the development which staff consider to be sufficient to prevent unacceptable overlooking and loss of privacy within the development.
- 6.5.2 Block P is located well away from any other units within the development and no impact issues arise.

6.6 Transportation, Highways and Parking

- 6.6.1 The scheme incorporates new access roads which are designed to an acceptable standard with adequate space for turning and servicing.
- 6.6.2 The level of parking would allow for an overall ratio of 1:1 for the apartments 3 spaces for each detached house and 1 space per unit for each semi-detached house. This level of car parking is considered to be acceptable.
- 6.6.3 The level of parking proposed within this phase is such that the overall level of parking provision, if this phase is approved, for the permitted phases would equate to a ratio of 1:1, which is the overall minimum level of parking that could reasonably be accepted. The parking requirement for the site as whole set out in Site Specific Policy SSA1 is expressed as a maximum rather than a minimum requirement i.e. a maximum of 1 – 1.5 spaces per unit. The parameters of the outline permission requires that the overall level

of provision on the site should fall within this range with a maximum of 1.5 spaces per unit.

- 6.6.4 Caution will be needed in dealing with future phases to ensure that an overall satisfactory level of parking is maintained. However, on the basis that both the overall level of parking and that for this individual phase are in accordance with SSA1 and the parameters of the outline permission, no objections are raised.
- 6.6.5 The parking is provided in a manner which does not unduly impinge upon the appearance of the development and will enable the provision of significant amounts of on street planting and landscaping. However, in order to ensure that the appearance of the development is maintained and that garage spaces are not lost it is recommended that conditions be imposed to restrict permitted development rights which would otherwise allow residents to remove landscaping to create further parking spaces or convert garages to living accommodation. All potential wheelchair adapted ground floor units and houses would have an identified parking space located either within curtilage or as close as is reasonably practical to the respective units.
- 6.6.6 In terms of overall impact upon the highway network the whole of this phase will be accessed from Gubbins Lane which served as the original access to the former hospital.

6.7 **Housing**

- 6.7.1 The proposed housing within phase 4a of the redevelopment would be developed entirely as private housing as the full quota of affordable housing required by the S106 on the basis of the current financial viability of the scheme has already been approved within earlier phases of the development. The housing offers family housing and smaller flats which in combination with the variety of flats and houses within other phases of the development will provide for the full range of housing need for the Borough in accordance with the policy requirements of Policy DC2 and the indicative mix identified in the outline scheme.

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. In addition to the energy efficiency measures to be employed in the buildings and in its construction, all dwellings will be provided with high efficiency condensing boilers. Additionally, Block P will have roof mounted photovoltaic panels to both assist in achieving the required Code level and to provide renewable energy for communal systems. All the dwellings within Phase 4a are proposed to be private and are therefore required to achieve Code for Sustainable Homes (Code) Level 3 as standard. The combination of efficiency improvements to reduce the carbon emissions of 4a plus the renewable energy to be provided means that an overall carbon saving of 32.9% over that required by the Building

Regulations 2006 will be achieved. 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 5.2 to 5.4.
- 6.9.2 Staff consider that this reserved matters application for the sixth phase (Phase 4a) of the redevelopment of the former Harold Wood Hospital site will continue to display the benchmark of the quality established by the previous phases, 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 for new residents in a form that maintains the residential amenity of existing residents.
- 6.9.3 It is recommended that the reserved matters application for Phase 3a of the development be approved

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

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.