



BROMLEY CIVIC CENTRE, STOCKWELL CLOSE, BROMLEY BRI 3UH

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DEVELOPMENT CONTROL COMMITTEE

Meeting to be held on Thursday 2 June 2016

**Please see the attached supplementary information for Items 5 and 7
on the published agenda**

- 5.1 PLANNING APPLICATION - (DC/15/02398/FULL1) SUNDRIDGE PARK
MANOR, WILLOUGHBY LANE, BROMLEY BR1 3FZ -
SUPPLEMENTARY DOCUMENT (Pages 1 - 14)**

- 7.1 PLANNING APPLICATION (15/04941/FULL3) - BASSETTS DAY CARE
CENTRE, ACORN WAY, ORPINGTON BR6 7WF - SUPPLEMENTARY
DOCUMENT (Pages 15 - 16)**

***Copies of the documents referred to above can be obtained from
<http://cde.bromley.gov.uk/>***

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ITEM 5: SUNDRIDGE PARK MANOR, WILLOUGHBY LANE, BROMLEY BR1 3FZ

CONDITIONS

Two reports relating to this site have been submitted to Development Control Committee on June 2nd 2016 as follows:

DC/15/02398/FULL1 – the original report advised that conditions would follow and the relevant conditions are set out below, should Members be mindful to grant planning permission for the application.

DC/15/02399/LBC – this report includes 10 conditions. The content of condition 2 below also needs to be added to the listed building application. It is recommended that this condition is added if Members be mindful to grant listed building consent for the application.

CONDITIONS FOR 15/02398/FULL1

PERMISSION GRANTED subject to the signing of a legal agreement secure the submission and implementation of the woodland management plan and the removal of car parking spaces, cycle parking and bin stores structures associated with The Cottage.

subject to the following conditions

1. The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.

REASON: Section 91, Town and Country Planning Act 1990.

2. The development hereby permitted shall only be carried out in complete accordance with the details shown on the submitted plans and documents, as follows:

EXISTING PLANS

154/01(02)010A

154/01(02)100#

154/01(02)101#

154/01(02)102#

154/01(02)103#

154/01(02)104B

154/01(02)110

154/01(02)111

154/01(02)115

154/01(02)116

154/01(02)112#

PROPOSED PLANS

154/01(02)001A

154/01(02)002F

154/01(02)120F

154/01(02)121F

154/01(02)122F

154/01(02)123H

154/01(02)124D

154/01(02)125B

154/01(02)126B

154/01(02)127B

154/01(02)128A

154/01(02)130D

154/01(02)131C

154/01(02)132B

154/01(02)134A

154/01(02)135#

154/01(02)136#

154/01(02)137A

154/01(02)138A

154/01(02)139#
154/01(02)140D
154/01(02)141D
154/01(02)142#
154/01(02)143#
154/01(02)170A
154/01(02)171#
154/01(60)001B
154/01(02)133A
154/01(02)190#
154/01(50)100A
154/01(02)203A
14584/CP/EXC.4A
14584/1/11(B)
14584/1/11.2(A)
14584/1/11.3(A)
14584/1/11.4(A)
14584/1/11.5(A)

DOCUMENTS

Planning Statement by Montague Evans dated October 2015

Design and Access Statement by Shaw and Jagger dated April 2016

Schedule of Accommodation Rev C dated 14.4.2016

Materials Schedule by Shaw and Jagger Drawing No (02) 180

Heritage Impact Statement by Ian Dieffenhaller dated 12.5.2015

Sundridge Park Mansion: Historic Justification for Forecourt Arrangement by Ian Dieffenhaller for City and Country

Response to Historic England Consultation Comments dated 23.10.2016 by City and Country dated 17.11.2016

Photograph of existing Modern Chimney Proposed for Removal within Apartment 1

SAP Calculations by SES Stansted Environmental: Plot 1 mansion gas and Plot 1 Electric

Evaluation of Impact from Proposed Basement Car Park on Tree Canopy Cover in relation to Wider Site Context by Hayden's dated 15.4.2016

Response to Tree Officer comments by Hayden's dated 25.2.2016

Sundridge Park Pulham work Survey report by Cliveden Conservation Workshop Ltd dated January 2015

Letter from The Morton Partnership dated 4.12.2015 relating to the structural impact of the basement excavation.

Highways Statement by Waterman dated 15.5.2015

Response to Highways Officer comments by Waterman received 7.4.2016

Highways Note by Waterman received 20.4.2016

Plan showing location of passing bays in Willoughby Lane

Road Safety Audit and Designers Response to Road Safety Audit Stage 1 by Waterman dated 10.05.2016

Letter from The Morton Partnership dated 4.12.2015 regarding structural matters relating to the proposed access road.

Noise Assessment for vehicular noise from traffic movements and parking to the development of the Sundridge Park Mansion by Sharps Redmore dated 17.7.2015

Statement of Community Involvement by City and Country dated May 2015

Sitecheck Assess by Argyll Environmental dated 25.6.2014

BRE Daylight and Sunlight Requirement by Shaw and Jagger 154/1 (02) 162

Drainage Strategy Statement by GH Bullard and Associates dated December 2015 and Addendum to Drainage Strategy Statement dated March 2016

Letter from City and Country dated 10.9.2016 regarding parking for The Cottage

Energy Statement by Hodkinson dated September 2015

Financial Viability Assessment by Joliffe and Flint dated 21.7.2015

Reason: For the avoidance of doubt and to ensure the satisfactory implementation of the development in accordance with Policy BE1 of the 3. Bromley Unitary Development Plan

3. Details and samples of all external materials, including roof cladding, wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods where appropriate, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

4. Details and samples of all external hard landscaping materials where appropriate, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area

5. Details and samples of new windows (including rooflights and dormers where appropriate) including their materials, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The windows shall be installed in accordance with the approved details. Any replacement windows shall match the design and materials of the windows to be removed.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

6. Prior to the commencement of the development hereby permitted a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include

- measures of how construction traffic can access the site safely
- how potential traffic conflicts can be minimised;
- the route construction traffic shall follow for arriving at and leaving the site and the hours of operation,
- Details of the main issues and challenges (e.g. narrow streets, close proximity to residential dwellings and how would a 20 tonne tipper lorry move on Willoughby Lane 3 times per day and how would traffic marshals make ensure that there are no conflicts with other developments in the area and on the route.
- Full contact details of the person responsible for dealing with any complaints from local residents and businesses, etc and person responsible for the implementation of the CMP (Construction Management Plan).
- Accurate scaled drawings of any highway works necessary to enable construction to take place (e.g. construction of temporary vehicular accesses).
- Detailed (to-scale) plan showing the impact on the public highway including; the extent of hoarding, pedestrian routes, parking bay suspensions and remaining road width for vehicle movements

- Details of all safety signage, barriers and accessibility measures such as ramps and lighting etc.
- A swept path drawings for any tight manoeuvres on vehicle routes to and from the site including proposed access and egress arrangements at the site boundary
- but shall not be limited to these.

The Construction Management Plan shall be implemented in accordance with the agreed timescale and details.

Reason: In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to ensure satisfactory vehicle management in accordance with Policies BE1 T5, T6, T7, T15, T16 & T18 of the Unitary Development

7. Details of the layout of the access road and turning area including its junction with Willoughby Lane and dimensions of visibility splays shall be submitted to and approved in writing by the Local Planning Authority and these access arrangements shall be substantially completed before any part of the development hereby permitted is first occupied. There shall be no obstruction to visibility in excess of 0.6m in height within the approved splays except for trees selected by the Authority, and which shall be permanently retained.

Reason:: In order to comply with Policy T18 of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.

8. Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

Reason:: To ensure a satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.

9. Before any work is commenced on the access/highway works a Stage 2 Road Safety Audit shall be submitted to and approved in writing by the local planning authority. The submission shall include details of traffic lights, retaining wall, sight lines, signage and additional swept path in light if cutting back the hedge area to widen the carriageway, site clearance, general arrangement, signs and road marking, setting out, standard details. The works shall be implemented strictly in accordance with the approved details to the satisfaction of the local Planning Authority before any part of the development hereby permitted is first occupied. A Stage 3 Audit shall be submitted to and approved in writing by the local Planning Authority following satisfactory completion of the works and before they are opened to road users. The road safety auditor should also request for a member of LBB traffic team to be present on site at the time of stage 2 audit.

Reason:: In order to comply with Policy T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan and in the interests of highway safety.

10. No demolition, site clearance or building works shall be undertaken, and no equipment, plant, machinery or materials for the purposes of development shall be taken onto the site until an arboricultural method statement detailing the measures to be taken to construct the development and protect trees is submitted to and approved in writing by the Local Planning Authority.

The statement shall include details of:

- Type and siting of protective fencing, and maintenance of protective fencing for the duration of project;
- Type and siting of scaffolding (if required);
- Details of the method and timing of demolition, site clearance and building works
- Depth, extent and means of excavation of foundations and details of method of construction of new foundations
- Location of site facilities (if required), and location of storage areas for materials, structures, machinery, equipment or spoil, and mixing of cement or concrete;
- Location of bonfire site (if required);
- Details of the location of underground services avoiding locating them within the protected zone
- Details of the method to be used for the removal of existing hard surfacing within the protected zone
- Details of the nature and installation of any new surfacing within the protected zone
- Methods proposed for the watering of the trees during the course of the project

The method statement shall be implemented according to the details contained therein until completion of building works, and all plant, machinery or materials for the purposes of development have been removed from the site.

Reason:: To ensure that all existing trees to be retained are adequately protected and to comply with Policy NE7 of the Unitary Development Plan.

11. Before any work on site is commenced, a site-wide energy strategy assessment and strategy for reducing carbon emissions shall be submitted to and approved by the Local Planning Authority. The results of this strategy shall be incorporated into the final design of the buildings prior to first occupation. The strategy shall include measures to allow the development to achieve an agreed reduction in carbon dioxide emissions of at least 35% above the TER level required by the Building Regulations 2013. The final designs, including the energy generation shall be retained thereafter in operational working order, and shall include details of schemes to provide noise insulation and silencing for and filtration and purification to control odour, fumes and soot emissions of any equipment as appropriate.

Reason: In order to seek the most up to date scheme at the time of implementation and to achieve compliance with the Mayor of London's Energy Strategy and Policy 5.2 and 5.7 of the London Plan 2011

12. The development hereby permitted shall incorporate measures to minimise the risk of crime and to meet specific needs of the application site and the development. Details of those measures shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted and implemented in accordance with the approved details. The security measures to be implemented in compliance with this condition shall achieve the Secured by Design accreditation awarded by the Metropolitan Police.

Reason:: In the interest of security and crime prevention and to accord with Policy BE1 of the Unitary Development Plan.

13. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason:: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

14. Prior to the commencement of any works for the restoration of the pulhamite feature, a detailed specification of works, including a timetable of works, shall be submitted to and approved by the local planning authority and the works shall be carried out in strict accordance with the approved specification in accordance with the timetable of works and permanently retained in good order thereafter.

Reason: In order to comply with policies G2, BE1 and H8 of the Unitary Development Plan and improve the character and appearance of the area and the setting of the listed building.

15. Details of any signage on the site shall be submitted to and approved by the local planning authority prior to the first erection of any signage and implemented in accordance with the approved details and permanently retained thereafter.

Reason: To protect the setting of the heritage assets and avoid unnecessary clutter and to comply with Policies BE1 and BE8 of the Unitary

16. The development hereby permitted shall be built in accordance with the criteria set out in Building Regulations 2010 M4(2) 'accessible and adaptable dwellings' for the units identified in the application as non-wheelchair units and shall be retained permanently thereafter

Reason: To comply with Policy 3.8 of the London Plan 2015 and the Mayors Housing Supplementary Planning Guidance 2016 and to ensure that the development provides a high standard of accommodation in the interests of the amenities of future occupants

17. The development hereby permitted shall be built in accordance with the criteria set out in Building Regulations 2010 M4(3) 'wheelchair user dwellings' for the units identified in the application as wheelchair units and shall be retained permanently thereafter.

Reason: To comply with Policy 3.8 of the London Plan 2015 and the Mayors Housing Supplementary Planning Guidance 2016 and to ensure that the development provides a high standard of accommodation in the interests of the amenities of future occupants

18. With the exception of tree protection measures, work to trees on the site shall be carried out in accordance with the recommendations in the report entitled Tree Survey, Arboricultural Impact Assessment Preliminary Arboricultural Method Statement and Tree Protection Plan by Hayden's dated 3.3.2016 (Rev B). The works shall be completed prior to the first occupation of any of the residential units.

Reason: In order to comply and the approved report and with Policy NE7 of the Unitary Development Plan.

19. With the exception of the Mansion forecourt area and the requirement submission of details of the hard landscaping materials, the landscaping scheme set out in the report entitled Sundridge Park Mansion Planning Application - Landscape report by Liz Lake Associates dated April 2016 and plan 1295 A4 15D, shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial 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 to those originally planted.

Reason: In order to comply with Policy BE1 and BE8 of the Unitary Development Plan and to secure a visually satisfactory setting for the listed building that respects the existing historic environment .

20. There shall be no car parking in the western forecourt area, and on the south and east side of the Mansion building at any time. Details of measures to secure this, including soft and hard landscaping layout shall be submitted to and approved in writing by the local planning authority, implemented in accordance with the approved plans and permanently retained thereafter.

Reason: In order to comply with policies G2, BE1 and H8 of the Unitary Development Plan and improve the character and appearance of the area and the setting of the listed building.

21. Prior to the first occupation of any of the residential units a Service and Delivery Plan for the use of the forecourt area shall be submitted to and approved in writing by the local planning authority and the forecourt shall be used by vehicles in accordance with the approved details which shall be permanently retained thereafter.

Reason: In order to comply with Policy BE1 and BE8 of the Unitary Development Plan and to secure a visually satisfactory setting for the listed building that respects the existing historic environment .

22. Before commencement of the use of the land or building hereby permitted parking spaces and garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development Order 1995 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

Reason: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

23. The floor of the garages shall be constructed at such level that the gradient of the access drives does not exceed 1:8 at any point, as calculated from the levels of the back edge of the footway to the front of the garage floors.

Reason:: In order to comply with Appendix 2 of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.

24. While the development hereby permitted is being carried out a suitable hardstanding shall be provided with wash-down facilities for cleaning the wheels of vehicles and any accidental accumulation of mud of the highway caused by such vehicles shall be removed without delay and in no circumstances be left behind at the end of the working day.

Reason: In the interest of pedestrian and vehicular safety and in order to comply with Policy T18 of the Unitary Development Plan.

25. The arrangements for storage of refuse (which shall include provision for the storage and collection of recyclable materials) and the means of enclosure shown on the approved drawings shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter. The collection day bin storage area shall be used for the storage of bins on collection day only and all bins shall be returned to the bin store within the Mansion on collection day.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.

26. Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently retained thereafter.

Reason: In order to comply with Policy 6.9 of the London Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport

27. The application site is located within an Air Quality Management Area declared for NOx: In order to minimise the impact of the development on local air quality any gas boilers must meet a dry NOx emission rate of <40mg/kWh.

Reason: To minimise the effect of the development on local air quality within an Air Quality Management Area in line with NPPF p124 and Policy 7.14 of the London Plan

28. An electric car charging point shall be provided to a minimum of 20% of car parking spaces with passive provision of electric charging capacity provided to an additional 20% of spaces.

Reason: To minimise the effect of the development on local air quality within an Air Quality Management Area in line with NPPF p124 and Policies 6.13 and 7.14 of the London Plan

29. Prior to the first occupation of the development hereby approved drainage works shall be carried out in accordance with the Drainage Strategy Statement by GH Bullard and Associates dated December 2015 and Addendum to Drainage Strategy Statement dated March 2016 and plans 154/01 (50) 101C and 183/2015/01 Rev P1. The approved works shall be carried out in strict accordance with the approved plans and documents and shall be permanently retained in operational order thereafter.

Reason: To reduce the impact of flooding both to and from the proposed development and third parties.

30. All external lighting shall be carried out in accordance with the Lighting Strategy Report dated August 2015 and plans 12115/1A and 1295 A3 04B by Liz Lake and shall be implemented prior to the first occupation of any of the units and permanently retained in operational order thereafter.

Reason: In the interests of the amenity and security of the occupants of the proposed dwellings and in accordance with Policy BE1 of the Unitary Development Plan.

31. No structure, plant, equipment, machinery or domestic furniture or associated outdoor paraphernalia shall be placed, erected or installed on or above the roof or on external walls without the prior permission in writing of the Local Planning Authority .

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

32. Demolition and construction works associated with the approved scheme shall not take place before 0800 or after 1800 on any weekday nor before 0800 and 1300 on any Saturday. No works shall take place on any Sunday, Bank Holiday, Christmas Day or Good Friday unless otherwise approved in writing by the local planning authority

Reason: To protect the amenities of local residents and the wider area and to comply with Policy BE1 of the Unitary Development Plan.

33. Prior to the first occupation of any of the flats, the findings and recommendations of the ecology report entitled Protected Species Assessment by The Ecology Partnership

dated January 2016 shall be implemented in accordance with the details of the report and permanently retained thereafter.

Reason: In the interests of improving biodiversity and to comply with Policy 7.19 of the London Plan 2016.

Informatives

1. You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and/or person(s) who have a material interest in the relevant land to pay the Levy (defined in Part2, para 4(2) of the Community Infrastructure Levy Regulations (2010))

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on this site and/or take action to recover the debt.

Further information about the Levy can be found on the attached information note and the Bromley website www.bromley.gov.uk/CIL.

2. You should consult Street Naming and Numbering/Address Management at the Civic Centre on 020 8313 4742, email address.management@bromley.gov.uk regarding Street Naming and Numbering.

3. Before works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

4. If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing

5. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses, or suitable sewer, In respect of surface water it is recommended that the applicant should ensure the storm flows are attenuated or regulated into the receiving public network through on and off site storage. When it is proposed to connect to a combined sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer

proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777

6. Thames Water recommend that all petrol/oil interceptor be fitted to all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

Thames Water aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9litres/minute at the point where it leaves Thames Water pipes. The developer shall take account of this minimum pressure aim the design of the proposed development.

7. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or emailing wwwriskmanagement@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk/wastewaterquality.

8. The applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

9. Conditions imposed on this planning permission require compliance with Part M4 of the Building Regulations. The developer is required to notify Building Control of the requirements of these conditions prior to the commencement of development.

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AGENDA ITEM 7 – DC/15/04941/FULL3 – BASSETTS DAY CARE CENTRE, ACORN WAY, ORPINGTON BR6 7WF

Report addendum

The report states on p80 that there is no direct pedestrian access into the site from surrounding streets. This is aside from the main access into the site from Starts Hill Road, and a single point of access in Broadwater Gardens which provides pedestrian access to the single dwelling at Plot 92. This provides the only means of pedestrian access to this property, which would otherwise be via a gated access to the adjacent secure car parking area. This arrangement would not be practical or satisfactory for the future occupiers of this dwelling.

It is considered that this one access point to a single dwelling would not give rise to a significant impact on parking demand in the surrounding streets. Pedestrian access will otherwise continue to be prevented from the surrounding residential roads (Broadwater Gardens, Pinecrest Gardens and Arden Grove) by way of a condition, which will also require the submission and approval of details of a scheme to ensure that the pedestrian access serves Plot 92 only and does not facilitate access into the remainder of the development.

The recommendation remains as set out in the report, subject to updated conditions as set out below. The updated conditions also correct an error in the original drafting of Condition 28 (ecology).

RECOMMENDATION: PERMISSION (SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT)

As amended by documents received 8th March 2016

And subject to the original conditions as set out in the report and the following amended conditions:

27. Prior to the first occupation of the development, details of the proposed pedestrian access to the dwelling at Plot 92, including a scheme to prevent access to any other part of the site, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to first occupation of the development and permanently retained thereafter.

There shall be no other pedestrian accesses provided from the development to Pinecrest Gardens, Broadwater Gardens or Arden Grove at any time.

REASON: In order to safeguard the amenities of neighbouring residents and prevent undue overspill parking on streets in the vicinity of the site, to comply with Policies BE1, T3 and T18 of the Unitary Development Plan.

28. No development (including demolition) shall commence on site until an Ecological Management and Mitigation Strategy has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include (but not be limited to) details of:

- **the means by which protected species and other wildlife interest and habitats will be safeguarded during demolition and construction works**
- **a mitigation strategy for the loss of SINC habitat to detail firm proposals for the protection of Great Crested Newts and protection/enhancement of habitats for this species**
- **an ongoing habitat management strategy for the wider Bassetts site including proposals for the retention and on-going management of the acid grassland**

- bat mitigation measures
- ongoing measures for the removal and control of invasive species (Japanese Knotweed)
- the timescales for implementation

The strategy shall be implemented in accordance with the approved details and timescales.

REASON: To safeguard the on-going ecological interest of the site, the SINC and protected and priority species, in accordance with Policy NE2 of the Unitary Development Plan and Policy 7.19 of the London Plan 2015.