

**Application No :** 14/03991/FULL1

**Ward:**  
**Crystal Palace**

**Address :** The Haven Springfield Road Sydenham  
London SE26 6HG

**OS Grid Ref:** E: 534884 N: 171063

**Applicant :** Kitewood Estates Ltd

**Objections : YES**

**Description of Development:**

Demolition of existing buildings and redevelopment of The Haven and Rookstone House to provide 46 residential units comprising 27 x 4 bedroom houses, 7 x 1 bedroom flats, 6 x 2 Bedroom flats and 6 x 3 bedroom flats, together with 71 car parking spaces, cycle parking provision, refuse and recycling provision, a relocated vehicular access to Springfield Road and landscaping and associated works

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Local Cycle Network  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
London Distributor Roads

**Proposal**

Planning permission is sought for redevelopment of the site comprising demolition of the existing buildings and erection of 46 new dwellings. The proposal comprises:

- 71 parking spaces of which 5 would be disabled
- 4 storey building fronting Crystal Palace Park Road accommodating 19 affordable flats
- 14 detached houses (mix of 2/3 storeys)
- 2 pairs of semi-detached houses (3 storeys)
- Terrace of 9 dwellings (3 storeys)
- The dwellings would be constructed of London stock bricks with lighter brick details for plinths and lintels, reconstituted stone cills, slate tiles for the roof, grey timber cladding, cast-iron downpipes and grey painted timber fenestration

This application has been submitted following refusal of an application for demolition of the existing buildings and redevelopment comprising two to four storey buildings to provide 107 residential units (25 four bed houses and 19 three bed, 33 two bed and 30 one bed flats) with 135 car parking spaces, landscaping

and associated works in April 2014. (DC/14/00452). The application was refused for the following reasons:

1. The proposal, by reason of the layout and the amount of development and site coverage with hard surfaces, will be likely to result in post development pressure for the lopping and felling of mature trees with inadequate opportunities for compensatory planting detrimental to the visual amenities and biodiversity potential of the site thereby contrary to Policies BE1, NE3 and NE7 of the Unitary Development Plan.
2. Insufficient information has been provided to properly assess the ecological implications of the proposal contrary to Policy NE3 of the Unitary Development Plan.
3. The proposed development, by reason of the amount of site coverage with buildings and hard surfaces, constitutes a cramped overdevelopment of the site at an excessive residential density contrary to Policy H7 of the Unitary Development Plan and Policy 3.4 of the London Plan.
4. The proposed development, by reason of its design and layout, would be seriously out of character and scale with the surrounding area contrary to Policy BE1 of the Unitary Development Plan and Policy 7.4 of the London Plan.
5. The proposed development would be seriously detrimental to the residential amenities currently enjoyed by the occupants of adjacent dwellings by reason of loss of privacy from overlooking and smells from the bin stores contrary to Policy BE1 of the Unitary Development Plan.
6. The proposed development will lead to increased demand for on-street car parking in surrounding roads contrary to Policies BE1 and T18 of the Unitary Development Plan.

This application seeks to address the previous reasons for refusal by:

- Significantly reducing the quantum of development proposed in terms of unit numbers (reduction of 61 units)
- Significantly reducing the quantum of parking spaces (reduction of 64 spaces)
- As a result of the reduced quantum of development the density has decreased from 76.4 dwellings (262 hab rooms) per hectare to 32.8 dwellings (150 hab rooms) per hectare
- Changes to building heights by way of a reduction in the number of 4-storey blocks but an increase in the number of 3-storey houses. The existing development on site is 2 storey's in height. The previous scheme proposed 6 x 4-storey blocks throughout the site whereas it is now proposed to provide 1 x 4-storey block at the southern end of the site towards Crystal Palace Park Road. The previous scheme proposed a series of 2 storey houses between the 4 storey blocks along the main access route within the site whereas the current proposal would provide 9 x 3-storey houses along

this central route; a 3-storey block of terraced dwellings would have been provided in the north-east corner of the site which is now proposed to accommodate 1 x 3 storey house and a series of 2-storey dwellings. Finally the terrace fronting Lawrie Park Crescent remains as 3-storeys reflecting the scale in the previous proposal although the single unit adjacent to 15 Lawrie Park Crescent has increased from 2 to 3-storey's;

- The total residential floorspace has reduced from 9223 sqm to 6465 sqm
- As a result of changes to the amount and layout of development, site coverage with hard surfaces has decreased by circa 2000 sqm. In the previous application 66% of the site would have been occupied by built form compared to the current proposal of 51%
- Reduced site coverage seeks to reduce the impact on existing trees as a result of moving buildings further away from root protection zones
- As a result of changes to the amount and layout of development and detailed design amendments this proposal seeks to reduce adverse impact upon neighbouring amenity
- Additional information has been submitted in respect of Ecology and Trees

The applicant has submitted the following technical reports to support the application:

#### Air Quality Assessment (Applicant Submission)

The reports identifies that the development would have the potential to cause air quality impacts during construction and operational phases. During construction this would be due to dust emissions and appropriate mitigation has been offered (dust management). Consequently the impact would not be significant. Dispersion modelling was undertaken to predict the effects of existing and increased traffic on the network, exceedances of the air quality standard were not predicted, the impact is not considered to be significant and therefore no mitigation is considered to be necessary.

#### Affordable Housing Statement (Applicant Submission)

This statement confirms that of the 46 dwellings proposed 36% (by hab room) will be affordable. This equates to 19 units (41%) with a total of 75 habitable rooms (36%). The tenure of the affordable housing will 60% affordable rent and 40% intermediate. A mix of 1, 2 and 3 bed affordable units will be provided.

#### Arboricultural Survey, Planning Integration Report (Applicant Submission)

This report includes a detailed survey of existing trees on site and considers the impact of the proposed development upon those trees. Tree protection measures and construction methods are identified. The report concludes that a limited number of trees are to be removed but replacement planting will mitigate the impact of this.

In addition to the initial report more detailed information was submitted (13/01/15) in respect of tree protection measures. The report states:

- Surveys undertaken by the applicant indicate that there are 30 individual and 10 groups of trees around the perimeter of the site. The total number of trees within the groups is 85 taking the total number of trees on site to 115.
- As a result of the proposal a total of 40 trees would be removed.
- Removal of the trees will not diminish the boundary screening to any discernible extent.
- There is extensive new planting proposed in the landscape design.
- The building layout has been specifically designed to avoid encroachment onto root protection areas.
- Appropriate fencing will be installed during construction.
- No-dig surfacing will be used where new hard surfacing crosses over root protection areas and for the play area surfaces
- Site preparation and construction will be overseen by an arboriculturalist
- Tree pruning is required - a precise specification of works will be agreed with the Council

#### Design and Access Statement (including supplementary addendum) (Applicant Submission)

This statement sets out the applicants assessment of the site and surrounding area and the rationale for the proposal having regard to relevant development plan policies. The statement confirms the amount of development proposed, parking strategy, refuse and sustainability strategy. The statement discusses the approach to access, landscaping and appearance of the development.

#### Drainage Strategy including Engineering Layout Plans (Applicant Submission)

The report confirms that there is adequate provision within the existing sewer on site to accommodate foul drainage that would be generated from the proposal although agreement with Thames Water will be required for a diversion. In respect of surface water drainage it is proposed to reduce the discharge of the existing system by 50% through the utilisation of flow control devices and onsite storage. Permeable paving, soft landscaping and rainwater harvesting will form part of the drainage strategy.

#### Ecology Report (Applicant Submission)

The Ecology Report originally submitted with this application was not considered to be sufficient to enable a full and proper assessment of the impact of the proposal upon ecology. Following Officer advice a revised Ecology Report including Bat Surveys was submitted in January 2015 (Issue 4). This report confirmed:

- A Phase 1 Habitat Survey has been undertaken which included a Protected Species Assessment for Bats
- There was no evidence of Badgers, Otters, Water Voles, Amphibians or Dormice being present within the study area
- The site is not within any statutory or non-statutory designated sites for nature conservation although there are sites of significance in the wider area

- A large proportion of the soft landscaped areas on the site are of low ecological value
- The surrounding tree boundary does have ecological value for Bats, Birds and Invertebrates.
- A large number of trees are to be retained
- The site has potential for roosting bats within buildings and suitable trees although such potential would be classified as low. There was no evidence of roosting bats within the buildings at the time of the survey
- The proposal would not have a negative impact on the surrounding statutory or non-statutory designated sites for nature conservation
- Gardens and soft landscaped areas within the site will develop ecological value over time
- There is potential for the development to have some impact on Reptiles, Bats and Breeding Birds and therefore appropriate mitigation is offered in terms of appropriate timing for demolition and construction works, further surveys pre demolition, tree protection measures, creating enhanced opportunities for biodiversity and installation of bat sensitive lighting (to be controlled by conditions)
- Reptiles and invertebrates would benefit from the placement of log piles using wood arriving from the site and a minimum of 8 bat boxes should be installed within perimeter trees to encourage foraging. This could form part of the detailed landscaping strategy and could be controlled by condition.

#### Ecological Data Search (Applicant Submission)

This document was submitted to be read alongside the Ecology Report. The report was compiled by Greenspace Information for Greater London to provide ecological information on the above site. The reports covers statutory sites, non-statutory sites, protected species, habitats and open spaces.

#### Energy and Sustainability Assessment (Applicant Submission)

This application was accompanied an Energy Strategy and Sustainability Statement. The statement confirms:

- All new dwellings will meet Code for Sustainable Homes Level 4. A Pre Assessment has already been undertaken to demonstrate that a minimum of score of 68% can be achieved. Full compliance can be secured by Condition.
- Solar PVs will be utilised to deliver CO2 reduction of at least 15%. The amount and location of PVs to be provided can be secured by Condition.
- Detailed SAP modelling will be undertaken as part of the detailed design for the PVs. In the event that the GLA target CO2 emissions cannot be met a cash in lieu payment will be made in accordance with London Plan Policy.

#### Flood Risk Assessment (Applicant Submission)

This report confirms that the site is located within Flood Zone 1 (an area with low probability of flooding). The report discusses the potential risks of flooding at the site and confirms the drainage strategy.

#### Geo-Environmental Investigation (Applicant Submission)

This report comprises a Phase 1 Desk Study the purpose of which is to identify potentially current or historic contaminative activities on site and any sensitive receptors in the vicinity. A ground investigation report has been undertaken to guide the design of foundations for the new buildings. The reports concludes that the site has a low risk of contamination and makes recommendations in respect of remediation and piling.

#### Statement of Community Involvement (Applicant Submission)

The statement confirms that a drop in session was held as part of the pre application process, ward councillors and local residents were invited by letter. There were 72 visitors to the session.

#### Transport Statement (Applicant Submission)

This statement sets out the policy requirements in respect of transport and highway impact, identifies the baseline conditions in respect of public transport, accessibility and traffic surveys and then assesses the impact of the proposal. The report covers access, parking standards, traffic generation and measures to promote sustainable transport modes. The assessment concludes that the site is well connected providing easy access to public transport and local facilities. Car and cycle parking will be provided in accordance with Bromley standards and a residential travel plan will be secured.

#### Tunnel Report (Applicant Submission)

This report confirms that the applicant has entered into discussions with Network Rail in respect of the development proposed due to the presence of the Penge Tunnel on the site, which runs beneath the Rookstone building. It is intended that all new build parts of the development would sit beyond the zone of influence for the tunnel. The existing building that sits partly in the zone of influence is being demolished and replaced with a building of the same footprint and of lighter construction utilising existing substructures.

#### Planning Statement (Applicant Submission)

This statement seeks to describe the site and surrounding area and sets out the applicant's case in support of the proposal explaining how it addresses the previous reasons for refusal and development plan policy requirements.

### **Location**

This application relates to a 1.4 ha site located between Crystal Palace Park Road, Lawrie Park Crescent and Springfield Road.

The site is currently occupied by two disused buildings (Gross External Area of 2,566m<sup>2</sup>), hardstandings and soft landscaping including mature trees around the boundary of the site. Rookstone House, located to the northern end of the site fronting Lawrie Park Crescent was historically used by the Salvation Army as a nursing home for the elderly. The Haven building, located at the centre of the Site, was previously in use as a children's care home.

A railway line running from Penge West to Sydenham Hill runs underneath the Site and partly underneath Rookstone House - there is a zone of influence along the route of the railway line which must be kept free from built development. There are three existing access points into the site from Springfield Road, Lawrie Park Crescent and Crystal Palace Park Road. The site has a medium PTAL Rating of 3 with bus stops and railway station within reasonable walking distance.

The site in its current state has a generous provision of soft landscaped space with significant planting along the boundaries. All trees on the site are protected by a blanket Tree Preservation Order (TPO Ref: 2473/2012).

In a wider context the site lies in a residential area surrounded by properties of varying architectural styles and heights (ranging from two to four storeys) although the properties within the immediate vicinity of the site are generally two storeys and there is a predominance of properties that benefit from spacious plots with generous front and rear gardens. An important characteristic of the area is the presence of substantial trees and soft landscape.

### **Comments from Local Residents and Amenity Societies**

Nearby owners/occupiers were notified of the application by letter. Site notices were displayed and an advertisement was placed in the local press. Following receipt of revised and additional plans a further consultation was undertaken.

At the time of writing this report 68 letters of objection (including The Sydenham Society) and 3 letters of representation had been received. The full comments can be read on file but are summarised as follows:

- The proposal does not address the previous reasons for refusal and does not meet a number of development plan policies
- Some redevelopment may be acceptable but the current proposal is not
- The revised plans submitted in January do not address the significant concerns that residents have with the proposals
- 15 Lawrie Park Crescent will be most affected by the proposal as the closest property, the current proposal is closer than the previous proposal (less than 3m from the boundary)
- The Closure of Rookstone House is regrettable
- The application wrongly describes the accommodation at 15 Lawrie Park Crescent and does not reflect the accurate boundary
- The proposal should be treated as back-land development and judged against Policy H7
- Excessive site coverage/ overdevelopment / excessive density

- Out of character / no precedent for this type of development in surrounding area / overbearing visual impact / buildings higher than previous submission and out of scale with surrounding buildings/ excessive height and bulk / poor design / unrelieved appearance / inappropriate materials / harm to street scene from the 3 storey terrace facing Springfield Road and the block of flats / cramped appearance / harm to open character / inadequate amenity areas, public space and play space / inadequate space around buildings
- Scheme fails to comply with policy design guidance
- Affordable housing is separated from remainder of development and the proposal doesn't meet local housing need
- Harm to character and appearance of adjacent Conservation Area
- Excessive height of buildings particularly in relation to existing surrounding development / development on Rookstone slab should be no higher than existing building
- Harm to amenities of occupants of nearby residential dwellings / loss of sunlight, daylight, outlook, view and privacy at nearby properties including those fronting Maybourne Close, Border Road, Cobden Mews, Lawrie Park Crescent, Crystal Palace Park Road and at Holly Court / new tree planting will take years to mature and provide effective screening
- Increased pollution
- Increased noise and disturbance and light pollution affecting nearby properties / noise from children's play space
- Smells and vermin from bin stores
- Increased traffic / inadequate car parking / increased demand for on-street car parking, in particular on Springfield Road / St. Christopher's Hospice staff and visitors and tennis club members park in surrounding roads / Hospice staff will be put in danger after dark if forced to park further from the facility
- Detrimental impact on highway and pedestrian safety / insufficient parking
- Over 40 mature trees will be removed / many trees have already been felled / further felling of trees is excessive / tree removal detrimental to woodland character of area
- The ecology of the site has been heavily modified by the owners/ harm to protected species/ the reports submitted are inadequate to assess impact/ loss of wildlife habitat
- increased pressure on local infrastructure and services including healthcare and education
- noise, disturbance, disruption and dust during construction period / highways and parking impact of construction traffic
- Inadequate community consultation / inadequate notification of public exhibition
- Harm to setting of Crystal Palace Park
- Restrictive covenant prevents development of more than 10 dwellinghouses on the site
- The Tunnel report doesn't accurately reflect the proposal/ Documents submitted with the application contain inadequacies/plans submitted are inaccurate
- A model should be provided to accurately show what the development will look like



- Planning officers should have visited neighbouring properties

1 letter of support has been received on the grounds that the scheme is well thought out and a better use of the site than the current buildings.

Additional representations received after the publication of this report will be reported at the committee meeting.

### **Comments from Consultees**

Network Rail: The comments made with the applicants Tunnel Report still stand. The applicant will need to continue to liaise with Network Rails Asset Protection Team to ensure that the safety of the railway tunnel is maintained.

Environment Agency: Having reviewed the documents submitted we have no objection to the proposed development subject to the recommended conditions being attached to any planning permission granted. Without these conditions the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Thames Water: No objection subject to recommended Conditions and Informatives.

Highways (summary): The application would not have a significant impact on the surrounding road network. Conditions are recommended (full comments incorporated into the conclusions below)

Tree Officer (summary): The proposal is acceptable subject to conditions to ensure adequate tree protection during construction and appropriate re-planting as mitigation (full comments incorporated into the conclusions below). Net losses of trees. The majority of which comprise category 'C' trees are mitigated through replacement tree planting along the site boundaries and front gardens.

Environmental Health: The contamination assessment finds several contaminants above acceptable criteria and recommends remediation therefore Condition K09 should be attached to cover the remaining steps in the process. The further assessment should cover screening for asbestos in soils and buildings. The site contains a national rail tunnel and therefore it would be prudent to request a Vibration Assessment to establish impact on future occupiers. The stacking arrangement in the block of flats places kitchens and living areas above bedrooms in some cases which is not desirable but not sufficient to recommend refusal on this ground alone. Conditions are recommend in respect of Air Quality.

Drainage Advisor: The proposal is acceptable subject to the standard drainage condition D02. The applicant must contact Thames Water.

### **Planning Considerations**

The proposal falls to be considered primarily with regard to the following policies of the Unitary Development Plan:

H1 Housing Supply  
 H2 Affordable Housing  
 H7 Housing Density and Design  
 H9 Side Space  
 T1 Transport Demand  
 T2 Assessment of Transport Effects  
 T3 Parking  
 T5 Access for People with Restricted Mobility  
 T6 Pedestrians  
 T7 Cyclists  
 T11 New Accesses  
 T18 Road Safety  
 BE1 Design of New Development  
 BE7 Railings, Boundary Walls and Other Means of Enclosure  
 BE13 Development Adjacent to a Conservation Area  
 NE3 Nature Conservation and Development  
 NE5 Protected Species  
 NE7 Development and Trees  
 IMP1 Planning Obligations

The following Supplementary Planning Documents (SPD) produced by the Council are relevant:

- Affordable Housing SPD
- Planning Obligations SPD

Bromley's Draft Local Plan: Policies and Designations Document has been subject to public consultation and is a material consideration (albeit it of limited weight at this stage). Policies relevant to this application include:

5.1 Housing Supply  
 5.3 Housing Design  
 5.4 Provision of Affordable Housing  
 5.8 Side Space  
 5.11 Specialists and Older Peoples Accommodation  
 6.3 Social Infrastructure in New Developments  
 7.1 Parking  
 7.3 Access to Services for all  
 8.1 General Design of Development  
 8.4 Wildlife Features  
 8.6 Protected Species  
 8.7 Development and Trees  
 8.37 Development adjacent to a Conservation Area  
 10.1 Sustainable Waste Management  
 10.3 Reducing Flood Risk  
 10.4 Sustainable Urban Drainage Systems  
 10.6 Noise Pollution  
 10.7 Air Quality  
 10.10 Sustainable Design and Construction  
 10.11 Carbon Reduction, decentralise energy networks and renewable energy

Relevant London Plan policies include:

- 1.1 Delivering the strategic vision and objectives for London
- 2.6 Outer London: vision and strategy
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Children and young people's play and informal recreation 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 on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.5 Decentralised energy networks
- 5.6 Decentralised energy in development proposals
- 5.7 Renewable energy
- 5.8 Innovative energy technologies
- 5.9 Overheating and cooling
- 5.10 Urban greening
- 5.11 Green roofs and development site environs
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater Infrastructure
- 5.15 Water use and supplies
- 5.16 Waste self-sufficiency
- 5.17 Waste capacity
- 5.18 Construction, excavation and demolition waste
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.14 Improving air quality
- 7.15 Reducing noise and enhancing soundscapes
- 7.19 Biodiversity and access to nature
- 7.20 Geological conservation
- 7.21 Trees and woodlands
- 8.2 Planning obligations
- 8.3 Community infrastructure levy

The London Plan SPG's relevant to this application are:

Accessible London: Achieving an Inclusive Environment (2014)  
Housing (2012)

Draft Alterations to the London Plan (FALP) have been subject to an Examination in Public and is expected to be published in March 2015, it is therefore a material consideration (with significant weight). The FALP would cover the period 2015 - 2036. The following amendments to policies are relevant:

- Increased housing provision across London of 49,000 net additional homes per annum
- An increase in housing provision within Bromley (641 per annum)
- Raising the income eligibility criteria for intermediate units to £18,100 - £66,000 (two + bed units extends to £80,000). This document enables Boroughs to set local eligibility criteria but states "If boroughs wish to set eligibility criteria for intermediate housing below these levels, planning conditions or agreements should secure them at the reduced levels for no more than three months from the point of initial marketing and they should then be offered without further restrictions to those who meet the London-wide eligibility criteria as set out in the London Housing Strategy".
- Increased cycle parking provision - 1 space for studio or 1-bed flats and 2 spaces for all other dwellings

The National Planning Policy Framework 2012 (NPPF) is also relevant. The NPPF contains a wide range of guidance relevant to application specifically sections covering sustainable development, delivering a wide choice of quality homes, requiring good design, conserving and enhancing the natural environment, decision-taking and implementation. The NPPF makes it clear that weight should be given to emerging policies that are consistent with the NPPF.

## **Planning History**

Historically the buildings on site were in C2 Use (residential institutions). Rookstone House being used as a nursing home and The Haven a children's home. Whilst there is planning history relating to the existing buildings the most relevant planning history is the 2014 application for redevelopment of the site (DC/14/00452). This application was refused for 6 reasons as set out above. The application is subject to an appeal by way of a Public Inquiry. The Inquiry is scheduled to take place in June 2015.

## **Conclusions**

The main issues to be considered are:

- Principle of Development
- Housing Issues
- Design
- Landscaping and Trees
- Ecology

- Highways and Traffic Issues
- Impact on Adjoining Properties
- Sustainability and Energy
- Planning Obligations

### Principle

The site is located within the built up area boundary. The site is currently occupied by two fairly substantial buildings that were previously used as residential institutions. London Plan policy 3.8 seeks to address the needs of London's older population alongside addressing other housing objectives, including the delivery of a range of housing choices in terms of the mix of housing sizes and types. As part of the previous application (DC/14/00452) the applicants submitted evidence to demonstrate a lack of interest in the site for Use Class C2 (Residential Institutions). Whilst the previous proposal was considered to be an unacceptable overdevelopment of the site and there were detailed matters of concern, the principle of redeveloping the site for residential use (Use Class C3) was considered to be appropriate.

At national level, the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. At regional level, the 2011 London Plan seeks mixed and balanced communities (Policy 3.9). Communities should be mixed and balanced by tenure and household income, supported by effective and attractive design, adequate infrastructure and an enhanced environment. Policy 3.3 establishes a housing target for the Borough and if approved, this site could contribute towards the housing supply. Policies 3.11 and 3.12 of the plan confirm that Boroughs should maximise affordable housing provision, where 60% of provision should be for social housing (comprising social and affordable rent) and 40% should be for intermediate provision and priority should be accorded to the provision of affordable family housing.

UDP Policy H1 requires the Borough to make provision for additional dwellings over the plan period acknowledging a requirement to make the most efficient use of sites in accordance with the density/location matrix. As a site with substantial vacant buildings this site is considered to be suitable for increased housing provision and could make a valuable contribution to the Boroughs housing supply. However, it is necessary to demonstrate that an appropriate density can be achieved having regard to the context of the surroundings, standard of accommodation to be provided and detailed design considerations.

Policy 3.4 in the London Plan seeks to ensure that development proposals achieve the optimum housing density compatible with local context, the design principles in Policy 4B.1 and with public transport capacity. Table 3.2 (Sustainable residential quality) identifies appropriate residential density ranges related to a site's setting (assessed in terms of its location, existing building form and massing) and public transport accessibility (PTAL). This site is considered to be in a 'suburban' setting and has a PTAL rating of 3 giving an indicative density range of 35-95 dwellings per hectare / 150-250 habitable rooms per hectare (dependent on the unit size mix). The London Plan states that residential density figures should be based on net residential area, which includes internal roads and ancillary open spaces. UDP

Policy H7 also includes a density/location matrix which supports a density of 150-250 hab rooms for locations such as this provided the site is well designed, providing a high quality living environment for future occupiers whilst respecting the spatial characteristics of the surrounding area.

Officers have calculated the density of this proposal to be 150 habitable rooms per hectare (32.8 dwellings) which sits comfortably within the Bromley matrix and only slightly below the London Plan guidance. This is a significant reduction from the previous proposal which at 262 hab rooms per hectare exceeded policy guidance. The current proposal would provide well-proportioned dwellings set within spacious plots which are more typical of the surrounding context. The development site would have a more open and spacious character with less site coverage taken up by buildings and hardstanding (6996 sqm hard surface compared to previous proposal of 9065 sqm). Sufficient allowance has been made for areas of soft landscaping around the perimeter of the site but also between the new buildings and parking areas. New dwellings would meet the side space requirement of Policy H9.

The current proposal is considered to be acceptable in principle and appropriate in terms of amount and density of development, site layout, spatial characteristics and design. Consequently the proposal could be considered to overcome previous concerns relating to cramped overdevelopment of the site.

### Housing Issues

#### *a) Size and Tenure of Residential Accommodation*

The proposed development would provide the following residential development

	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed +</b>	<b>Total</b>
<b>Private</b>	0	0	0	27	27
<b>Affordable Rent</b>	3 (1)	2 (2)	6	0	11
<b>Intermediate</b>	4 (2)	4	0	0	8
<b>Total</b>	7	6	6	27	46

\*Wheelchair accessible units shown in ( )

Based on this mix, the development would comprise 41% affordable units (36% by habitable room) of which 62% would be affordable rent and 38% intermediate. Six of the affordable rent units (40%) would be family sized dwellings exceeding the policy requirement (35%). Five ground floor wheelchair units would be provided which meets the policy requirement of 10%. Plans have been submitted to show where the wheelchair units would be located and that they are capable of meeting wheelchair standards.

It is acknowledged that there are existing vacant buildings on site and therefore recent changes to the National Planning Guidance could apply (Vacant Building Credit paragraph 021). However, no information has been submitted to demonstrate that VBC should be applied to the scheme and it is unknown how long the buildings have been vacant. Furthermore the applicant has chosen to submit a policy compliant scheme in terms of affordable housing provision therefore negating the need for a viability assessment.

The provision of the affordable units and wheelchair dwellings would be secured by way of a s106 agreement.

#### *b) Standard of Residential Accommodation*

The Mayor's Housing SPG sets out guidance in respect of the standard required for all new residential accommodation to supplement London Plan policies. Part 2 of the Housing SPG deals with the quality of residential accommodation setting out baseline and good practice standards for dwelling size, room layouts and circulation space, storage facilities, floor to ceiling heights, outlook, daylight and sunlight, external amenity space (including cycle storage facilities) as well as core and access arrangements.

Table 3.3 of the London Plan and Standard 4.1.1 of the SPG sets out minimum space standards for new development. The standards require 1bed2person units to be a minimum 50 sqm, 2b4p units to be 70 sqm, 3b5p unit to be 95 sqm and 4b5p units to be 90sqm. All of the units comfortably meet the minimum unit sizes.

All units would be capable of meeting lifetime homes standards and would be afforded a good layout providing a good standard of accommodation in terms of outlook, privacy, daylight/sunlight and general amenity. Family houses would have the benefit of gardens whilst flats would have amenity space in the form of balconies/terraces.

It will be necessary for all units to be provided with cycle, refuse and recycling storage facilities that are secure, covered and well located in relation to the dwelling. There is adequate space within the site for such facilities to be provided and this can be controlled by condition.

#### Design

Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

The NPPF requires Local Planning Authorities to undertake a design critique of planning proposals to ensure that developments would function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Proposals must establish a strong sense of place, using

streetscapes and buildings to create attractive and comfortable places to live, work and visit; optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks. Developments are required to respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. New development must create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping.

London Plan and UDP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design. UDP Policy BE1 sets out a list of criteria which proposals will be expected to meet, the criteria is clearly aligned with the principles of the NPPF as set out above. The key element of design are assessed below.

### Layout

As discussed above a key consideration for redevelopment of this site is the need for a proposal to respect the important spatial characteristics of the area. The proposal would provide well-proportioned dwellings set within spacious plots. The family sized dwellings would benefit from appropriately sized front and rear gardens with a sufficient amount of soft landscaping around the perimeter of the site, between the new plots and along the internal routes and parking areas. Reducing the amount of development proposed both in terms of housing numbers and parking spaces results in significantly less site coverage than the previous proposal. There is now an opportunity for a high quality landscaping scheme to be developed as part of the detailed design and the ratio of built form to soft landscape is considered to result in a development which is more typical of the scale and character of existing development in this area.

Access to the houses would be provided from Springfield Road whilst the flats would be served from Crystal Palace Park Road. This is an acceptable approach.

The terraced dwellings (Plots 19-27) were originally designed with front doors facing into the site and rear gardens fronting onto Lawrie Park Crescent. This arrangement resulted in small rear gardens and a lack of presence on the street frontage. There were also concerns raised with respect to potential pressure on existing trees which would be sited within the small rear gardens. Revised plans were submitted flipping the internal arrangement so that these properties now have a traditional relationship to the existing street which is considered to be an improvement. The Council's Tree Officer is satisfied that this will prevent post development pressure on the trees fronting Lawrie Park Crescent.

Overall the amount and layout of residential development within the site is considered to be appropriate from a design perspective.

### Height and Mass



This site lies in an area of mixed character in terms of height and mass. There is a predominance of 2-storey buildings immediately adjacent to the site but it is acknowledged that larger scale blocks of flats are present in the wider area. This application proposes 3-storey houses as well as a 4-storey block of flats. Whilst these buildings would be of a larger scale than some of the immediate adjoining developments (Maybourne Close, Crystal Palace Park Road and 15 Lawrie Park Crescent) it would not be entirely inappropriate given the scale of buildings within the wider locality. For example, there are a number of post-war 3 and 4 storey buildings opposite the site in Lawrie Park Crescent, 3 storey blocks of flats in Springfield Road and 3-4 storey blocks further along Crystal Palace Park Road.

Within this site the 4 storey block would set back from Crystal Palace Park Road thus ensuring an appropriate visual relationship with neighbouring buildings. Whilst the terraces fronting Springfield Road will be higher than adjacent dwellings sufficient distances will be retained between the proposal and plots on either side to ensure an appropriate visual relationship. Taking account of the amount of development and siting and design of the blocks, on balance the proposal is considered to be acceptable in terms of height and mass.

### Architecture

The proposed architectural treatment and materials palette is of fairly traditional design. The materials chosen (brick/slate and timber fenestration) are robust and will stand the test of time. Subject to detailed design features such as deep reveals and appropriate cladding of the soffits and fascia's for balconies the development could be executed to a high quality. The applicant has demonstrated a commitment to providing a high quality design by including large scale bay studies which show the architectural treatment of the façades, depth of reveals and how the development would look in detail as well as Computer Generated Images (CGIs) of the proposed dwellings and boundary treatments. Providing this level of detail as part of a planning application demonstrates how a proposal will be constructed and enables the local planning authority to exercise a greater level of control over the execution of a development.

It is proposed to incorporate 3 types of boundary treatment throughout the site comprising 1.2m railings with brick piers and 1.8m railings. In some locations native hedgerows will be planted behind the railings to provide additional privacy for future occupiers. This is an appropriate solution for this locality.

It is appropriate to secure material samples for the boundary treatment and facing materials by way of a condition.

Overall the proposal is considered to represent a high quality design in architectural terms in accordance with relevant design policies listed above.

Policy BE11 relates to the impact of a development upon a Conservation Area (CA), whilst BE15 seeks to protect registered historic parks and gardens. This site is not located within a CA but is close to Crystal Palace Park Road Conservation Area and the park which is in the English Heritage Register of Historic parks. Policy BE11 expects development to respect and complement the layout, form and

materials of existing buildings, respect and incorporate existing landscape and other features that contribute to the character and appearance of the CA and ensure that the level of traffic, parking and servicing or noise generated by the proposal will not detract from the character of the area. The proposal is considered to preserve the character and appearance of the nearby CA and Park as a heritage asset in accordance with Policies BE11 and BE15.

### Site Security

Secure by Design principles have been considered as part of the design process. The layout and position of buildings within the site has been designed to maximise activity and natural surveillance within the site as well as introducing additional natural surveillance to surrounding streets. Parking areas are well overlooked. A condition should be attached to ensure appropriate lighting as part of the detailed design.

### Landscaping and Trees

Landscaping is an integral part of the development and is fundamental to ensuring that the development responds appropriately to the character of the site and surrounding area and provide a high standard of amenity for future occupiers.

As discussed above the proposal offers a good amount of soft landscape compared to built form. The Landscape Strategy submitted proposes supplementary tree, hedge and shrub planting along the site perimeter boundaries, combining native and non-native plants. Areas of turf/grass, low shrub planting and small species tree planting for front gardens are proposed for individual residential plots. The approach is considered to be suitable and will facilitate a high quality landscaping treatment. It is appropriate to secure a fully comprehensive planting plan, hardworks detail, as well as landscape maintenance plans by way of a condition.

Based on the Mayor's play space SPG, 45 children are predicted to live in the development of which 23 would be under the age of 5. This gives rise to a total child play space requirement of 447 sq.m. of which 210 sq.m. should be on-site and designed for under 11s. This application proposes the provision of 250sqm of playspace on site. It is not proposed to provide dedicated facilities for over 11's on site. There are facilities within adequate proximity of the site and therefore this is acceptable.

There are a large number of mature trees on the site protected by a Preservation Order. This application was accompanied by a Tree Survey Report. The survey records 31 individual trees and nine groups of trees comprising mainly lime, sycamore, yew, ash and false cypress of which range in condition and form. No category A trees have been recorded. The majority of trees are recorded as falling within the category C and U (12) and 14 trees within Category B. These are almost entirely located on the sites perimeter boundaries with Crystal Palace Park Road, Lawrie Park Crescent, Springfield Road and adjacent to the rear gardens of properties in Cobden Mews, 46 Crystal Palace Park Road and Maybourne Close.

The Council's Tree Officer has scrutinised the applicant's submission and undertaken a site inspection. He is of the view that many of the existing mature trees exhibit signs of historic crown reduction management. In some cases this has been excessive resulting in an overall poor physiological and structural condition which may result in a future need for similar tree maintenance and management in order to maintain safety margins. This especially applies to the several trees located along the site's north western boundary.

In respect of the trees fronting Springfield Road - The redevelopment proposes the retention of all but three trees (T21 T22 and T23) to allow for and accommodate the revised vehicular access. A noticeable gap in the tree line will result, however this is not considered to be critical to the streetscape, and given the form and condition of these removal and replacement tree planting is appropriate. Tree T24 will be within close proximity to the new vehicular access and it will therefore be necessary for the applicant to provide a detailed assessment as to how this tree is to be retained, as conventional construction methods will impact upon root protection zones. An appropriate condition is recommended below. There is likely to be moderate post construction pressure to prune and thin out existing trees located within the side and rear garden spaces (G16) adjacent to Plot 1.

In respect of trees fronting Laurie Park Crescent - All frontage trees apart from T33 Holm oak are shown to be retained. The Tree Officer has confirmed that there is no objection to the loss of T33. These comprise mixed broadleaf species including ginkgo, lime, horsechestnut, silver birch, sycamore and holm oak. Individual tree form and condition vary considerably from tree to tree with many exhibiting extensive and severe canopy reduction management. The ginkgo and silver birch are visually the most significant individual trees and are generally in good physiological condition. Both are in close proximity to the current building line and will be almost in line the new building, requiring pruning back of several laterally projecting branches.

Amendments to Plots 19 to 27 mean that existing trees will now be positioned within front gardens rather than rear gardens which will reduce future pressure to prune/remove those trees.

In respect of trees adjacent to Maybourne Close boundary - All existing trees located along this boundary are shown as retained. The plans submitted show that most will be retained within rear garden plots measuring approximately 18-20m in length and therefore their retention is attainable avoiding undue post construction pressure to prune or remove. Trees T12 and T15 are most likely to come under such pressure. T14 is shown to be removed which is considered to be acceptable. T12-Sycamore is the most significant of this group although due to its current structural it is envisaged that significant canopy reduction management will be necessary in order to maintain safety margins. G11 is shown to be removed which is also considered to be acceptable.

Trees adjacent to boundary with Crystal Palace Park Road - These comprise a mix of mainly semi mature broadleaf trees acting to screen views into the site. Individual tree quality and condition is fair to poor, however collectively they are significant and valuable to the character and appearance of the streetscape. The

majority of these are shown to be retained. 10 trees are shown to be removed in order to accommodate upgrades to the vehicular access and car parking which is considered to be acceptable subject to mitigation tree planting. The pedestrian link from the main road to the car park appears to come to within very close proximity to several individual trees, making even specially constructed hard surfacing problematic. The final direction of the path should be planned to avoid unnecessary losses. A schedule of mitigation tree planting should be incorporated into the landscape strategy to supplement and reinforce the existing groups.

Trees adjacent to the northern site boundary - Existing trees located along this boundary comprise mature lime, sycamore and Lawson cypress measuring up to 15m in height. These have been heavily managed in the past exhibiting extensive canopy reduction management. Individual structural forms are generally poor, however each collectively act to mark and screen the northern boundary and should be retained. The plans submitted show the removal of G6 and G7 which is considered to be acceptable due to the very limited visual impact upon the site and streetscape. Housing plots along the northern boundary are shown with 14m long rear garden spaces. Crown reduction management is envisaged, and due to the general orientation of the boundary trees to the proposed building line it is considered that there would be low or insignificant post construction pressure to undertake or apply for tree pruning/removal.

In summary, the proposed layout shows the majority of existing trees to be retained. The removal of trees identified is considered to be acceptable subject to implementation of a detailed landscaping scheme.

### Ecology

The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils; minimising impacts on biodiversity and providing net gains in biodiversity where possible. The NPPF addresses ecology in paragraph 109 which states, the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged. UDP Policies NE3 and NE4 seeks to protect wildlife features and protected species requiring development proposals to incorporate appropriate mitigation where damage may occur.

This site is a brownfield site with low ecological value. However, as discussed above there is potential for the proposal to have some impact upon wildlife and protected species given the dense boundary treatment and presence of vacant buildings on the site. The Council appointed a suitably qualified ecologist to assist with the assessment of the documents submitted. Following a period of negotiation an appropriate assessment has now been undertaken by the applicant which has enabled the Council to make a fully informed judgement as to the likely

significant effects of the proposed development and appropriate mitigation can now be secured through the use of planning conditions.

It is entirely appropriate that a development of this nature and scale should enhance opportunities for ecology and biodiversity as part of the redevelopment. A large proportion of the site would comprise soft landscaped areas which will help to enhance opportunities for biodiversity. It is also appropriate to require the development to incorporate log piles, bat boxes and native species as part of the landscape strategy.

Subject to suitable conditions as recommended below the proposal is considered to adequately address ecology and biodiversity.

### Highways and Traffic Issues

The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, safe and suitable access to the site can be achieved for all people. It should be demonstrated that improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. The NPPF clearly states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

London Plan and UDP Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the UDP should be used as a basis for assessment.

This planning application is accompanied by a Transport Statement (TS) to assess the impacts of the development on the local highway and transport network, including during the construction period as well as the operation of the development.

### Access

Vehicular access to the proposed development would be via three points, Springfield Road serving 26 dwellings, Lawrie Park Crescent serving 1 dwelling and Crystal Palace Park Road serving 19 dwellings. The existing vehicular access to Springfield Road is proposed to be relocated slightly further north. The redundant access point from the site onto Crystal Palace Park Road will be reinstated to serve 19 units which are proposed to be for affordable and shared ownership flats.

### Parking

The proposed parking has been based on the maximum LBB standards:

Housing type	Size	Private	Shared	Affordable	Car Spaces	Cycle Spaces
Houses	4	27	0	0	54	54
Apartments	1	0	4	3	9	13
	2	0	4	2	2	
	3	0	0	6	6	12
<b>Total</b>		<b>27</b>	<b>8</b>	<b>11</b>	<b>71</b>	<b>79</b>

Car and cycle parking for the site will be provided as per the Bromley Standards with 71 car spaces and 79 cycle spaces for the whole site.

The likely traffic generated by the proposed development will utilise three separate access points thus dissipating any relative traffic impact onto the local network. The likely split for traffic gaining access to the site to and from either Crystal Palace Park Road (45%) to the south or Westwood Hill (55%) to the north.

The likely proposed two-way trips expected for the site for the network peak periods of 7:30 to 8:30am and 17:00 to 18:00 are in table below:

Access	AM		PM		Daily	
	Arr	Dep	Arr	Dep	Arr	Dep
Springfield Road	2	6	5	4	44	49
Crystal Palace Park Road	1	4	4	3	31	35
Totals	3	10	9	7	75	84

Traffic Impact- The likely traffic impact was assessed using the above distributions and distributions derived from existing traffic surveys at the Lawrie Park Road junctions with Westwood Hill and Crystal Palace Park Road. Based on the derived distributions and likely trip generation the calculated impact on these junctions is less than 1% during the respective network peak periods as shown in table below:

Junction	AM			PM		
	Base	Dev	%	Base	Dev	%
Site Access/Springfield Road	36	8	21.1	74	9	12.8
Site Access/Crystal Palace Park Road	1318	3	0.3	1290	7	0.5
Crystal Palace Park Road/Lawrie Park Road	1749	9	0.5	1682	12	0.7
Lawrie Park Road/Westwood Hill	1215	3	0.3	1159	4	0.4

The Council's Highways Officer is of the view that the application would not have a significant impact on the surrounding road network and would provide an appropriate provision of parking.

### Refuse

Refuse storage for the houses will be provided within the curtilage of each property. There is adequate space for bins and recycling. The refuse storage for

the flats will be located within one bin store positioned with the car parking area towards Crystal Palace Park Road. Refuse collection vehicles will enter the site for collections from the houses and for the flats collection will be made from Crystal palace park Road. The location of the waste collection points accords with current standards in relation to access by the refuse vehicle and pulling distances by waste operatives. There are no outstanding concerns about the size and location of the waste collection points proposed. Implementation of the refuse arrangements should be secured by condition.

### Impact on neighbouring amenity

Policy BE1 of the UDP seeks to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance.

The proposed redevelopment will bring this currently vacant site back into use and consequently it will result in a noticeable change to the residential amenities that have been enjoyed by the occupants of the adjoining properties in recent years. The previous application was considered to give rise to an unacceptable overdevelopment of the site that would have caused significant harm to neighbouring amenity. However, the principle of redeveloping the site for housing was not disputed and it is considered that the revised scheme satisfactorily addresses concerns relating to impact on neighbours.

By reducing the amount of development on site, it has been possible to reduce the impact on neighbouring properties. It is considered that the proposal provides adequate separation distances between the proposed buildings and surrounding residential development. A more appropriate density of development (as currently proposed) would generate less traffic, and general noise and disturbance and would give rise to less overlooking and opportunities for creating a loss of privacy.

It is recognised that Plot 18 would be located fairly close to 15 Lawrie Park Crescent. However, this dwelling has been designed with a single storey element on the western side (facing the neighbour) with a distance of 3m (at its closest point) between the side flank and the shared boundary and over 5m between the upper floors and the shared boundary. Furthermore only rooflights are proposed in the western façade.

Some important detailed design changes have been incorporated into the current proposal in order to reduce the adverse impact on neighbouring properties by way of overlooking, loss of privacy and smells:

- Removal of first floor terraces from the properties facing Cobden Mews (House Types 1 and 2 – Plots 16 and 17 have a first floor terrace located 15-17m from the shared boundary with Cobden Mews but at this point views would be onto the internal access road of Cobden Mews)

- House Type T4 – Plots 8, 9 and 10 would now be located 17m from the shared boundary with 7 Maybourne Close with first floor windows being over 20m away (previous application proposed a distance of only 12m)
- There are no longer terraces or windows proposed on the east and west flank ends of the block of flats
- Appropriate screening will be erected on the terraces serving the flats located in the eastern end of the block.
- The bins store for the flats has been relocated away from neighbouring boundaries.

Whilst there may be some potential for overlooking and loss of privacy to existing adjacent dwellings it is not considered that the level of harm that could occur is significant enough to warrant refusal of this application. There are often instances of overlooking in suburban locations such as this and a balance must be struck between protecting the amenity of existing residents and other benefits of a scheme. It is also important to have regard to the fact that this site has historically been used as a children's home and housing for the elderly which would have resulted in a certain amount of noise and activity and opportunities for overlooking. On balance it is considered that the current application does address previous concerns in this respect.

Given the siting and scale of proposed buildings in relation to the existing surrounding development it is not considered that the proposal would give rise to an unacceptable level of overshadowing or loss of light so as to warrant refusal of this application. Furthermore the proposal would not be overbearing or give rise to harm by way of loss of outlook.

It is recognised that during construction of the development there could be a significant amount of noise and disturbance from construction related activity including vehicular traffic. Construction related noise and activity cannot be avoided when implementing a development of this nature and scale. This is a relatively short term impact that can be managed as much as practically possible through measures such as a Construction Logistics Plan (CLP), dust prevention measures and control of construction hours. On balance subject to conditions to control the aforementioned issues it is not considered appropriate or reasonable to raise an objection to the proposal on the grounds of harm to neighbouring amenity from construction related activity.

The concerns raised by third parties have been duly considered in the balanced assessment of this application. In conclusion for the reasons set out above the proposal is not considered to have a significant adverse impact upon neighbouring amenity.

### Sustainability and Energy

The NPPF requires Local Planning Authorities to adopt proactive strategies to mitigate and adapt to climate change. London Plan and Draft Local Plan Policies advocate the need for sustainable development. All new development should address climate change and reduce carbon emissions. For major development proposals there are a number of London Plan requirements in respect of energy



assessments, reduction of carbon emissions, sustainable design and construction, decentralised and renewable energy. Major developments are expected to prepare an energy strategy based upon the Mayors energy hierarchy adopting lean, clean, green principles.

An energy strategy was submitted which confirms that all new dwellings would meet CfSH Rating 4 and PVs would be incorporated to help meet London Plan CO2 reductions. The site is not located within proximity of a district heat network and is not considered to be suitable for CHP. As a result of achieving Level 4 under the CfSH sustainability assessment the proposal will address sustainability principles in terms of use of energy and water, construction techniques and building materials, waste, pollution and health and well-being. Whilst the statement submitted confirms the applicant's intention to meet policy requirements further confirmation of the energy strategy is required as part of the detailed design evolution. Consequently a condition is recommended to ensure that policy requirements can be met in full.

### Sustainable Urban Drainage Systems

Policy 5.13 of the London Plan requires development to utilise SUDS, unless there are practical reasons for not doing so though supporting text to the policy also recognises the contribution 'green' roofs can make to SUDS. The hierarchy within that policy is for a preference for developments to store water for later use.

The surface water strategy for the site has been developed in conjunction with the Environment Agency and where possible incorporates SUDs features to reduce the impact on the receiving sewers and watercourses.

### Other Considerations

Flooding, air quality and land contamination has been addressed by way of submission of technical reports which have been scrutinised by relevant consultees. Appropriate conditions are recommended.

### Planning Obligations

The National Planning Policy Framework (NPPF) states that in dealing with planning applications, local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. It further states that where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled. The NPPF also sets out that planning obligations should only be secured when they meet the following three tests:

- (a) Necessary to make the development acceptable
- (b) Directly related to the development; and
- (c) Fairly and reasonably related in scale and kind to the development

Paragraph 122 of the Community Infrastructure Levy Regulations (April 2010) puts the above three tests on a statutory basis, making it illegal to secure a planning obligation unless it meets the three tests. From 5th April 2015, we will usually need to link Education and Health proposals to specific projects in the Borough.

In this instance in order to make the development acceptable in planning terms the following obligations are considered to be necessary:

- Provision of affordable housing as set out above
- Provision of 5 wheelchair units
- Contributions towards Education and Health
- Reimbursement of the Councils legal costs associated with the drafting, finalising and monitoring the agreement.

The applicant has agreed to enter into a s106 agreement to secure the above obligations.

### Environmental Impact Assessment

As part of the application process, it was necessary for the Council to give a Screening Opinion as to whether an Environmental Impact Assessment was required. The proposal constitutes Schedule 2 development within the meaning of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011. After taking into account the selection criteria in Schedule 3 of the Regulations and the terms of the European Directive, it was considered that the proposed development would not be likely to have significant effects on the environment by virtue of factors such as its nature, size and location. This opinion was expressed taking into account all relevant factors including the information submitted with the application and the scale/characteristics of the existing and proposed development on the site.

### Summary

The proposed development of the site raises issues associated with the nature and scale of the proposed development and its impact on the local environment and residential neighbouring properties. This report has considered those matters in the light of adopted and emerging development plan policies and other material considerations including third party representations. As discussed in this report the redevelopment of this site in the nature proposed is considered to make a positive contribution to housing supply in this part of the Borough. A significant reduction in the amount and density of development has led to a substantial reduction in the amount of built form and hardstanding as well as reducing the level of harm that may arise in respect of impact on neighbouring amenity. On balance the current proposal is considered to overcome the reasons for refusal of the previous application.

Officers consider that, with the recommended mitigation, planning conditions and obligations in place the proposal represents an appropriate form of development. Background papers referred to during the production of this report comprise all correspondence on file ref 14/01636, excluding exempt information.

**RECOMMENDATION: PERMISSION Subject to completion of a satisfactory legal agreement, and conditions including those set out below:**

- 1      ACA01      Commencement of development within 3 yrs  
ACA01R      A01 Reason 3 years
  
- 2      The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

Drawings Nos. KTW017\_P\_001 and 010; KTW017\_PL(20)\_001, 002, 003, 004, 005; KTW017\_EL(20)001, 002, 003, 004; KTW017\_EL\_311 and the Un-numbered Topographical Survey; Affordable Housing Statement; Air Quality Assessment; Arboricultural Survey and Planning Integration Report; Design and Access Statement ; Drainage Strategy including Engineering Layout Plans; Ecological Data Search; Flood Risk Assessment, Geo-Environmental Investigation; Planning Statement ; Statement of Community Involvement; Sustainability and Energy Statement; Transport Statement and Tunnel Report Received 03 October 2014

Drawings No. KTW017\_EL(20)002 Received 06 November 2014

Drawings Nos. KTW017\_PL\_100,; KTW017\_DE\_(21)001, 002, 003, and 004; KTW017\_PL(20)\_006, 007; KTW017\_EL\_(20)011; KTW017\_EL\_301, 302 and the Supplemental to Design and Access Statement and Tree Protection Measures & Proposed Tree Pruning Document Received 13 January 2015

Ecology Phase 1 Habitat Survey and Bat Survey (Issue 4) received 26 January 2015

Drawing No. KTW017\_PL(20)\_010 and 011 and KTW017\_SK\_150127\_01 Received 27 January 2015 and

Drawing No. 2082/14/B/1 Received 28 January 2015.

**Reason:** To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority when judged against development plan policies in the London Plan 2011 and UDP 2006.

- 3      (i) No development shall commence on site until a detailed schedule and samples of all external materials and finishes, windows and external doors to be used on the buildings (in accordance with the principles set out in the Design and Access Statement and plans hereby approved) have been submitted to and approved in writing by the local planning authority.

(ii) The development shall be carried out in strict accordance with the approved details

ACC08R      Reason C08

- 4      (i) A detailed scheme of landscaping which shall include

- Details of bird and bat boxes
- Details of log piles
- Details and samples of any hard surfaces (NB: No loose materials shall be used for surfacing of the parking and turning area hereby permitted)
- Samples of materials to be used in the boundary treatments hereby approved,
- Proposed plant numbers, species, location and size of trees and tree pits,
- Play equipment for the areas identified within the plans hereby approved
- Furniture and lighting
- Finished levels related to AOD and
- Details of the management and maintenance of the landscaping for a period of five years

shall be submitted to and approved in writing by the local planning authority prior to construction of any above ground works.

(ii) The approved landscaping scheme shall be implemented in full and all planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of the development, in accordance with the approved scheme under part (i). Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

**Reason:** In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policies BE1, BE7, NE3, NE5 and NE7 of the UDP.

- 5 (i) No development shall commence until an arboricultural method statement and tree protection plan is submitted to and approved in writing by the Local Planning Authority. The details shall include means of protective fencing and ground protection measures for trees effected by the development both within the application site as well as adjoining the site, and will specify information relating to foundation design and construction including an appropriately scaled survey plan showing the positions of trees affected by the proposed buildings, cross sectional drawings describing the depth and width of footings and hardstanding where they fall within the root protection areas, and means whereby the tree roots are to be protected in accordance with British Standard BS: 5837:2012.

ACB18R Reason B18

- 6 No development shall commence until a pre-construction tree works schedule is submitted to and approved in writing by the Council. Once approved the works schedule shall be undertaken in accordance with British Standard BS 3998 2010, and prior to the implementation of tree protection measures as detailed in the Tree Protection Plan.

ACB18R Reason B18

- 7 (i) The development hereby approved shall be implemented in full accordance with the recommendations contained in the Ecology Phase 1 Habitat Survey and Bat Survey (Issue 4) hereby approved.

(ii) For the avoidance of doubt an exit / re-entry survey for the Tree identified as TN3 in the documents hereby approved shall be undertaken immediately beforehand if felled during the active season (March to October) and an appropriate licenced inspection / supervision must be undertaken before / during works.

(iii) For the avoidance of doubt a further bat survey / investigation shall be undertaken in advance of any demolition or construction works commencing on site which shall include provision for exit / re-entry surveys with sufficient personnel to cover all aspects of the buildings during the optimal period for bat surveys (May - August).

ACN10R Reason N10

8 (i) The development permitted by this planning permission shall not commence until a surface water drainage scheme for the site based on sustainable drainage principles, where possible, and an assessment of the hydrological and hydro geological context of the development has been submitted to, and approved by, the Local Planning Authority. The surface water drainage strategy should seek to implement a SUDS hierarchy that achieves reductions in surface water run-off rates in line with the Preferred Standard of the Mayor's London Plan and the submitted flood risk assessment by Thomas Mackay Environmental Solutions dated September 2014.

(ii) The approved scheme shall be implemented in full accordance with the details before any part of the development hereby permitted if first occupied and shall be permanently retained thereafter

AED02R Reason D02

9 (i) No impact 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.

(ii) 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.

10 ACH03 Satisfactory parking - full application  
ACH03R Reason H03

11 ACH10 Provision of sight line (3 inserts) 43m x 2.4m x 31m  
1m  
ACH10R Reason H10

12 ACH16 Hardstanding for wash-down facilities  
ACH16R Reason H16

- 13    ACH22      Bicycle Parking  
      ACH22R     Reason H22
- 14    ACH23      Lighting scheme for access/parking  
      ACH23R     Reason H23
- 15    ACH24      Stopping up of access  
      ACH24R     Reason H24
- 16    ACH29      Construction Management Plan  
      ACH29R     Reason H29
- 17    ACH30      Travel Plan  
      ACH30R     Reason H30

18    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.

19    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.

20    Demolition works shall not begin until a dust management plan has been submitted for developing nearby residents and commercial occupiers from dust and other environmental effects have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The development shall not be carried out other than in accordance with the approved dust management plan.

**Reason:** To protect the amenity of nearby residents and commercial occupiers in accordance with the London Plan Supplementary Planning Guidance The Control of Dust and Emissions During Construction and Demolition Guidance.

21    ACI01      Restriction of all "pd" rights

**Reason:** In order to enable the local planning authority to control future development in the interests of visual and residential amenity in accordance with Policy BE1 of the UDP.

22    ACI24      Details of means of screening-balconies  
      ACI24R     Reason I24R

23 ACK05 Slab levels - no details submitted  
ACK05R K05 reason

24 ACK09 Soil survey - contaminated land  
ACK09R K09 reason

25 Before any works on site are commenced, a site-wide energy strategy assessment 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 a reduction in carbon dioxide emissions of 20% from on-site renewable energy generation. The feasibility of the provision of combined heat and power (CHP) to supply thermal and electrical energy to the site or the most appropriate buildings within the permitted development should be included within the assessment.  
ADL01R Reason L01

26 (i) The building shall be designed so as to provide sound insulation against external noise and vibration.  
(ii) Development shall not commence until details of a sound insulation and vibration scheme complying with paragraph (i) of this condition have been submitted to an approved in writing by the local planning authority.  
(iii) The development shall not be occupied until the sound insulation and vibration scheme approved pursuant to paragraph (ii) has been implemented in its entirety. Thereafter, the sound insulation and vibration scheme shall be maintained in perpetuity in accordance with the approved details.

**Reason:** To safeguard the amenities of the occupiers of the proposed dwellings and to comply with Policy BE1 of the UDP.

27 (a) The residential buildings hereby approved shall achieve a minimum Code for Sustainable Homes Rating Level 4.  
(b) No development shall commence until a Design Stage Certificate for each residential unit (prepared by a Code for Sustainable Homes qualified Assessor) has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a).  
(c) Within 3 months of occupation of any of the residential units, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Code for Sustainable Homes qualified Assessor) to demonstrate full compliance with part (a) for that specific unit.

**Reason:** To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan (2011).

28 Each of the dwellings shall meet Lifetime Home Standards in accordance with the plans and details hereby approved.

**Reason:** In order to ensure an adequate supply of accessible housing in the Borough in accordance with Policy BE1 of the UDP.

29 No construction work shall take place on the site other than between the hours of 8 am and 6 pm on Mondays to Fridays and 8 am and 1 pm on Saturdays and not at all on Sundays or Public Holidays.

**Reason:** In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Policy BE1 of the UDP.

30 ACH19 Refuse storage - implementation  
ACH19R Reason H19

### INFORMATIVE(S)

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 under Part 2, 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 the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website [www.bromley.gov.uk/CIL](http://www.bromley.gov.uk/CIL)

2 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public 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.

3 There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant



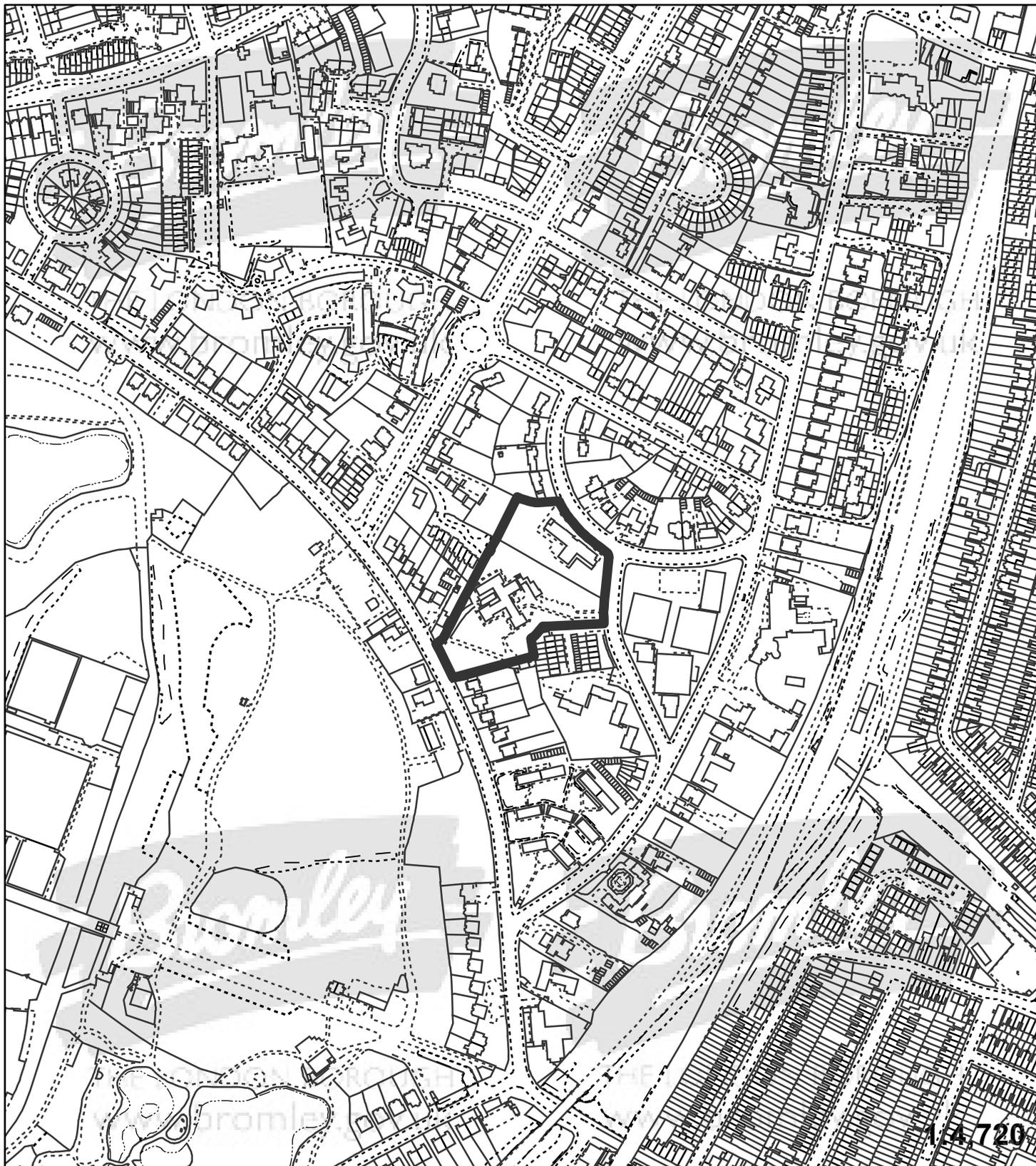
is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

- 4 Thames Water would recommend that petrol / oil interceptors be fitted in 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.
- 5 Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality). Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- 6 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 7 Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the forming of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.
- 8 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.
- 9 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: [address.management@bromley.gov.uk](mailto:address.management@bromley.gov.uk) regarding Street Naming and Numbering. Fees and application forms are available on the Council's website at [www.bromley.gov.uk](http://www.bromley.gov.uk)
- 10 The applicant is advised that the land contamination assessment to be submitted must cover screening for asbestos in soils and buildings.

**Application:**14/03991/FULL1

**Address:** The Haven Springfield Road Sydenham London SE26 6HG

**Proposal:** Demolition of existing buildings and redevelopment of The Haven and Rookstone House to provide 46 residential units comprising 27 x 4 bedroom houses, 7 x 1 bedroom flats, 6 x 2 Bedroom flats and 6 x 3 bedroom flats, together with 71 car parking spaces, cycle parking



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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