

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.