

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 19/00749/FULL1

Ward:
Hayes And Coney Hall

Address : Emmaus Retreat & Conference Centre,
Layhams Road, West Wickham
BR4 9HH

Objections: Yes

OS Grid Ref: E: 538904 N: 164608

Applicant : Sr Noreen Murray

Description of Development:

Demolition of the existing retreat and conference centre and erection of a replacement part 3/part 4 storey building for use as a retreat and conference centre with associated car parking and works. Erection of a covered walkway in the courtyard area and erection of a single storey extension to the Convent building.

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Smoke Control SCA 51

Proposal

The site is currently occupied by a retreat and conference centre that has 56 bedrooms which is outdated and in need modernisation. The existing building is made up of 2 'wings' in two axis north-south and east-west with associated car parking.

The current proposal is to replace the existing retreat and conference centre almost identically in terms of its footprint, location on the site and overall height and will provide 32 bedrooms for users of the retreat and conference centre.

The proposed building will be part 3/part 4 storeys in height. The basement will provide a meeting room and coffee bar. The ground floor will provide a reception area, hall, meeting rooms a kitchen and dining hall and 4 bedrooms plus a covered courtyard along part of the southern elevation. The second floor provides 14 bedrooms and 3 small kitchen areas and a small communal sitting area. This layout is replicated at second floor level. A total of 32 bedrooms will be provided which is a reduction of 24 from the existing number of bedrooms.

The eastern end of the west-east 'wing' will be pulled back 7m from the recently built chapel to allow for a single storey extension (42 sqm GEA) to the chapel and increased separation between the care home building and the retreat.

The existing footprint of the building is 1,005 sqm and the proposed footprint will be 950 sqm. In terms of gross external floorspace the existing GEA is 2665 sqm and the proposed GEA is 2708 sqm. The difference amounts to a reduction of footprint of 5.5%, and increase in GIA of 2.1% and an increase in height of 2m (20%).

Thirty two cycle parking spaces are shown along the east and south elevations with bin stores along the south elevation adjacent to the main kitchen.

A total of 19 car parking spaces are shown including 2 disabled parking spaces.

The following documents have been submitted by the applicant in support of the application:

Arboricultural Report and Arboricultural Impact Assessment

Five individual trees and 2 groups of trees were assessed, all of which are along the western boundary with the exception of a silver birch which is within the existing car park on the north side of the building.

Four trees lie within the site and 3 are situated outside the site and were surveyed due to their proximity to the boundary and the proposed development.

One of the trees is a Category A Oak Tree which is located outside the site but sits close to the existing foundations that will be demolished and replaced by the proposed building on the same footprint.

The report concludes that mitigation will be required to minimise potential damage caused to retained trees.

Archaeological Assessment.

The site lies within an Area of Archaeological Significance.

The report finds that there is a medium potential for Prehistoric archaeology and activity on the site, a medium/high potential for Roman archaeology and activity and a low potential for Saxon, Medieval and Post-Medieval of archaeological features.

The report recommends that an archaeological evaluation takes place before development begins. However the Historic England Archaeological Advisor confirms in an email submitted with the report that due to the small scale nature of the ground disturbance there is no discernible on-going archaeological potential in respect of the site.

Badger Activity Survey - Version 4

This report finds that there is a main badger sett on the west side of the site in the sloped mound and under part of the western side of the convent building with observed night time activity.

In order to undertake the development an alternate sett has been built close to the north of the site which will allow badgers to be excluded from the main sett and resettle in the replacement sett. Other mitigation measures will be needed to safeguard impacts on badgers during the construction and operation phases, together with longer term enhancements fruit tree planting around the replacement sett and access gates in garden fences.

Bat Emergence and Activity Survey - Version 4

This report finds that there is evidence of occasional day roost for 2 common pipistrelles. The report includes detailed justification for the relocation of the roost and removal of any bats (which will be undertaken under an European Protected Species Mitigation Licence).

Mitigation for the loss of the roost includes the provision of 2 bat boxes on nearby retained trees which will provide a permanent roost replacement.

Conditions are recommended requiring the assessment of trees to be removed for bat activity prior to the start of any site works and the submission of details of any proposed external lighting prior to first occupation.

Design and Access Statement

This statement sets out the applicant's assessment of the site and surrounding area. The statement confirms the amount of development proposed, parking strategy, refuse and sustainability strategy. The statement discusses the approach to scale and layout, appearance, access, landscaping and services.

Drainage Strategy and Flood Risk Statement

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.

Highway Note (February 2019 and May 2019)

This Note dated February 2019 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.

The Highways Note dated May 2019 is a response from the applicant to concerns raised by the GLA in their Stage 1 letter dated 17.6.2019 which will be discussed in the Planning Considerations Section below.

Planning Statement

This statement sets out national and local planning policies and concludes that the proposal constitutes sustainable development for which there is a presumption in favour of development. Furthermore, the report considers that the proposal accords with relevant development plan and national planning policy advice and it is requested that planning permission is granted.

Statement of Community Involvement

The Statement of Community Involvement sets out details of community engagement carried out in 2011 when proposals for the replacement chapel and a new Sister's Home were being prepared.

No additional local consultation has been carried out directly relating to the current application.

Sustainability and Energy Statement

A revised statement reviews the sustainable design features and appraises the energy strategy of the proposed scheme. Details of the design attributes, specifications and characteristics of the scheme are appraised in order to demonstrate how the proposals contribute to sustainable development in Bromley and seek to mitigate the environmental impacts of the scheme.

The revised report sets out the details of how the development will meet policy requirements to reduce carbon dioxide emissions by 35% and how the development seeks to achieve this with the use of 20% renewable energy in the form of photovoltaic panels and air source heat pumps.

Location and Key Constraints

The 0.34 ha site is located at the rear of a site owned and occupied by the Daughters of Mary and Joseph which accommodates a care home, residential units and a convent and chapel. The application site is currently occupied by a retreat and conference centre and backs on to open land on the south and west sides. The new housing development on the site of the former All Saints School lies to the north.

Vehicle access to the site is via an existing access in Layhams Road and this will remain unchanged.

The site is located in the Metropolitan Green Belt, within Flood Zone 1 and an Area of Archaeological Significance.

Consultations

- Comments from Local Residents

Nearby properties were notified and no representations objecting or supporting the proposal have been received at the time of writing this report.

However the agent for the development under construction at the former All Saints School to the north of the site raised the following query:

"As the Architects working on behalf of the neighbouring residential development site we have no objection to the proposed planning application, although we do have some concern regarding the increased water flows through the foul sewer from the proposed new retreat and conference centre. The foul sewer is in shared ownership and runs through the centre of our development site and has been recently updated to cater for the increased flow from the residential properties under construction.

We have calculated that the existing Emmaus Centre has 28 wc's, 15 baths & 4 showers and that the new Centre will have 38 wc's & 32 showers which is a significant increase in the potential flow.

It is our understanding that this application is planning to use the new foul sewer which our clients are in the process of installing. We were not consulted on any additional fittings and as a result the new system has not been designed to incorporate any additional capacity from the Emmaus Centre.

Can you please ensure that any planning consent granted on this site addresses any potential capacity issues in the foul sewer."

Details of the drainage strategy and flood risk statement have been passed to the respondent and no reply has been received at the time of writing this report.

- Comments from Consultees

LBB Highways

"The proposal is located in an area with PTAL rate of 0 on a scale of 1a - 6b, where 6b is the most accessible.

The development is located to the west of Layhams Road accessed via St Anne's Court (access road). This access road is approximately 4.8m wide and a footway with a width of at least 1.8 metres to the north of the carriageway.

Development Proposals

The development proposals are for the demolition of the existing building to provide a new Retreat Centre which includes the provision of 32 bedroom facility which includes dining and kitchen facilities, coffee lounge and assembly hall. The existing vehicular and pedestrian access to the development will be retained as part of the proposals. An additional 3 car parking spaces are to be provided as part of the proposals which will take the total provision up to 19 parking spaces, in addition, secure cycle parking for up to 32 cycles is to be provided. Also 4 car parking spaces will be provided with electric charging points.

Trip Generation

The TRICS data indicates that the proposal is forecast to generate in the region of between 10 and 13 two-way movements. It is likely that the proposed Retreat Centre development will generate fewer traffic movements on the local highway network during general peak periods of a typical weekday when compared to the site's existing use. However the conference element of the proposal should also be assessed. This will give a more robust assessment of the likely trip generation.

This above should be addressed."

The applicant has responded to the above concern as follows:

It is noted that the planning description includes Conference Centre, however it is important to note that the Conference facilities will be ancillary to the proposed redeveloped Retreat Centre, it will be used solely by those staying within the Retreat for activities included within their treatment. The facilities will not be available for hire for third parties therefore it will not generate any additional vehicle trips and will be included within the forecast traffic flows in the submitted Transport Note. It should also be noted that the existing Retreat Centre also includes Conference facilities which are used in the same as the proposals.

The applicant has agreed to a condition restricting the conference use to the retreat only.

The Highways Officer now finds the proposal acceptable.

LBB Drainage

There is no public surface water sewer near the site. As such the applicant is required to explore the option of disposing surface water run-off in a soakaway. Please impose PC06 (which requires the submission of a scheme for surface water drainage).

LBB Trees

The proposed development appears to follow that of the existing building. Tree constraints have been addressed in the arboricultural submission. Protection measures have been outlined. Due to the scale of the development, retaining the arboricultural consultant for supervision, will be necessary. A method statement

would be a requirement for a site of this size. Tree Protection Plans (TPP) are already outlined to a satisfactory standard.

As with all major developments, landscaping will be required prior to completion.

I would recommend the following conditions be applied in the event planning permission is granted:

1. PC02 - scheme of the protection of the retained trees
2. AG01 - replacement trees

Thames Water

Waste Comments

Thames Water would advise that with regard to waste water network and waste water process infrastructure capacity, we would not have any objection to the above planning application, based on the information provided subject to a relevant informative regarding groundwater permits.

Water Comments

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application subject to an informative regarding water pressure.

Greater London Authority (GLA)

The GLA has considered the proposed development and the conclusions of their Stage 1 response letter dated 17.6.2019 are set out below.

Whilst acceptable in principle, the application does not fully comply with the London Plan and draft London Plan; the following changes might lead to the application becoming compliant:

- Principle of development: The proposed redevelopment is on previously developed land within Green Belt. The replacement hall is for the same use, and although it will have a slightly larger floor space; it will have a reduced footprint and height and as such would not be materially larger than the one it replaces; and the single storey extension to the convent building would have no impact on openness. Therefore, the proposal meets the NPPF exception tests. The proposal does not result in any harm to the Green Belt, including impact on openness.

It accords with London Plan Policy 7.16, draft London Plan Policy G2 and the NPPF.

- Urban and inclusive design: The Council must secure key details of materials to be used to ensure the best possible build quality is delivered in

the context of the Green Belt setting. The approach to inclusive design is supported and must be secured by condition.

- Sustainable development: Carbon savings meet the target set within the London Plan. However, there are concerns, regarding the use of SAP 10 carbon emissions factors, energy, efficiency, dynamic overheating, heat pumps and maximising carbon savings from renewable energies, which must be addressed satisfactorily prior to stage 2 referral.
- Transport: Increase in car parking spaces must be justified; details of mode shift and collision data on local highway networks must be submitted. Car park management plan, travel plan, CLP and DSP that accord with transport policies of the London Plan and draft London Plan must be secured through appropriate planning conditions.

It should be noted the applicant has submitted a Revised Energy and Sustainability Statement and the GLA have confirmed that the updated information is acceptable.

Transport for London (TfL)

In their initial comments on this application TfL raised the following points:

- A review of the surrounding pedestrian environment, including routes to key public transport destinations should be undertaken for compliance with draft London Plan Policy T2;
- The latest collision data for the area surrounding the site should be reviewed, and consideration should be given to the safety of pedestrians and cyclists within the site;
- Further details relating to the trip generation, including the total trips expected by public transport should be provided in line with draft London Plan Policy T4;
- The proposed net increase in car parking for the site should be justified.
- The provision of Electric Vehicle Charging Points should be secured by condition;
- The CPMP, Travel Plan, DSP and CLP should be secured by the appropriate planning obligations.

A further Highways Note was received from the applicant in May 2019 addressing these concerns and the TfL response to this additional information is that the matters relating to site access, road safety and trip generation are acceptable. They continue to raise concerns about the provision of 3 additional car parking spaces and recommend that this is reduced in support of sustainable travel alternatives.

However, on balance TfL is supportive of the application subject to the requested planning conditions being secured.

Natural England

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment.

Historic England (Archaeology)

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

No further assessment or conditions are therefore necessary.

Planning Context

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that the determination of these applications must be made in accordance with the plan unless material considerations indicate otherwise.

In determining planning applications, the starting point is the development plan and any other material considerations that are relevant. The adopted development plan in for this proposal includes the Local Plan (2019) and the London Plan (March 2015). Relevant policies and guidance in the form of the National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG) as well as other guidance and relevant legislation, must also be taken into account.

The list below is not an exhaustive list of policies, it contains some of the most relevant policies to the application:

1. Local Plan

Current Policies relevant to this application include:

Policy 30 Parking

Policy 31 Relieving Congestion

Policy 32 Road Safety

Policy 33 Access for all

Policy 34 Highway Infrastructure Provision

Policy 37 General Design of Development

Policy 36 Ancient Monuments and Archaeology

Policy 49 Green Belt

Policy 70 Wildlife Features

Policy 72 Protected Species

Policy 73 Development and Trees

Policy 74 Conservation and Management of Trees and Woodlands

Policy 77 Landscape Quality and Character
Policy 79 Biodiversity and Access to Nature
Policy 113 Waste Management in New Development
Policy 115 Reducing Flood Risk
Policy 116 Sustainable Urban Drainage Systems
Policy 121 Ventilation and Odour Control
Policy 123 Sustainable Design and Construction
Policy 124 Carbon reduction, decentralised energy networks and renewable energy
Policy 125 Delivery and Implementation of the Local Plan

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

- SPG1 Good Design Principles

2. In strategic terms the most relevant London Plan 2015 policies include:

Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.7 Renewable energy
Policy 5.8 Innovative energy technologies
Policy 5.10 Urban greening
Policy 5.12 Flood risk management
Policy 5.13 Sustainable drainage
Policy 5.14 Water quality and wastewater Infrastructure
Policy 5.15 Water use and supplies
Policy 6.3 Assessing effects of development on transport capacity
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.13 Parking
Policy 7.1 Building London's neighbourhoods and communities
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 7.16 Green Belt
Policy 7.19 Biodiversity and access to nature
Policy 8.2 Planning obligations
Policy 8.3 Community infrastructure levy

The relevant London Plan SPG's are:

- Sustainable Design and Construction (2014)
- Energy GLA Energy Guidance (2018)
- Shaping Neighbourhoods: Character and Context (2014)

Please note that the Draft London Plan has been issued for consultation. The policies have been subject to examination and the weight attached to the draft policies increases as the Local Plan process advances as set out in the NPPF paragraph 216.

3. National Policy

The National Planning Policy Framework 2019 (NPPF) and the National Planning Practice Guidance (NPPG) are relevant

Planning History

There have been no relevant planning applications for the application site. However the following decisions should be noted for the overall site occupied by the applicants.

DC/03/04618 - Demolition of St. Annes residential care home and Wickham Court nursing home and replacement three storey 64 bedroom residential care home, with 53 car parking spaces. Approved 28.5.2004.

DC/11/03995 - Demolition of existing chapel and convent and replacement with chapel and 19 bedrooms Sister's home including associated accommodation including offices, kitchens and dining areas. Approved 30.4.2015

Planning Considerations

It is considered that the main planning issues relating to the proposed scheme are as follows:

- Principle of Development
- Design - layout, scale, massing and appearance
- Highways and Traffic Matters (including Cycle Parking and Refuse)
- Trees, Landscaping and Ecology
- Impact on Neighbour Amenity
- Impact on Heritage Assets
- Other technical matters

Principle of Development

The site is currently occupied by a retreat and conference centre which forms part of a larger site occupied by a Convent, Sister's Home and a Chapel for the daughters of Mary and Joseph. The new centre will be operated in conjunction with the current use of the site and will not be operated independently.

The applicant advises that the current building is outdated and poorly designed with a warren of narrow corridors with bedrooms served by communal facilities giving the property a very institutional feeling.

The current proposal seeks to provide an almost 'like for like' replacement religious retreat and conference centre in terms of footprint and height that will meet modern

standards in terms of layout and quality of accommodation but also in terms of compliance with current Building Regulations in terms of air quality, sustainable energy, drainage strategies and access.

The site lies within the Green Belt and policies in the Local Plan and the London Plan seek to protect the purpose that the Green Belt performs in restricting urban sprawl.

The proposed use of the site will remain unchanged and, as such, does not raise issues relating to inappropriate development. The Local Plan states "that the construction of new buildings ...will be inappropriate, unless it is for the following purposes:

- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces. "

In this case the use of the building will be unchanged from the existing use.

In terms of its size the applicant has provided the following information for the existing and proposed Gross External Floor Area (GEFA):

- Existing GEFA of the basement, ground, first and second floors will be 2665 square metres.
- Proposed GEFA of the basement, ground, first and second floors will be 2666 square metres.
- Proposed GEFA for the Chapel extension will be 42 square metres.
- Total Proposed DEFA is 2708 square metres an increase in 43 square metres

In terms of the height of the building, there is currently a small step down towards the northern boundary of the site. It is proposed to remove this step down and have a continuous ridge across the full width of the north/south axis. The overall height will be the same as the existing higher part of the roof.

It should be noted that additional structures are proposed in the form of bin stores, 2 open sided bicycle stores and a covered, open sided walkway to link the main entrance to the new hall. These are shown on the approved plans.

The GLA Stage 1 letter considered the issue of the principle of development and concluded that:

'The proposed redevelopment is on previously developed land within Green Belt. The replacement hall is for the same use, and although it will have a slightly larger floor space; it will have a reduced footprint and height and as such would not be materially larger than the one it replaces; and the single storey extension to the convent building would have no impact on openness. Therefore, the proposal meets the NPPF exception tests. The proposal does not result in any harm to the Green Belt, including impact on openness. It accords with London Plan Policy 7.16, draft London Plan Policy G2 and the NPPF.'

In policy terms it is considered that the proposed development would not constitute inappropriate development and would not have an adverse impact on the openness or the purpose of the Green belt and as such, the development is acceptable in principle.

Design - layout, scale, massing and appearance.

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.

Local Plan Policies 4 and 37 require that new development is of a high standard of design and layout. It should be imaginative and attractive to look at, should complement the scale, form, layout and materials of adjacent buildings and areas and should respect the amenity of the occupiers of neighbouring buildings.

At present the existing centre is linked to a chapel which forms part of the Convent building to the east of the Retreat Centre. The proposal is to separate the 2 buildings by 7m which will provide space to walk between the 2 buildings improving circulation around this part of the site. This space has also created room for a small extension to the Chapel and plans show this will provide a dedicated kitchen and store room. The proposed extension to the Chapel will replicate the appearance of the Convent building and the existing Chapel using banded buff colour brickwork. The roof of the Chapel will be flat which picks up on aspects of the existing chapel which has flat roofed areas around the central core of the building.

Unusually the proposed Retreat and Conference Centre will occupy an almost identical footprint to the existing building with the exception of the easternmost part of the development described above. Internally a total of 32 bedrooms will be provided to replace 56 existing bedrooms providing an improved standard of accommodation for visitors to the retreat and conference centre.

The changes to the dimensions of the building are mainly in the northern part of the building where the roof will be approximately 1m higher than the existing but the north elevation will be set back 1m from the boundary with a new access staircase between the building and the boundary with the development site at the former All Saints School.

In terms of massing and scale, this will remain largely unchanged and follows the form of large buildings already on the site. It is considered that the layout scale and massing will not have a harmful impact on the future residents of the adjoining development at the Former All Saints School.

The appearance of the building will be more or less identical to the existing retreat and conference centre with the use of brick for the principal material for the elevations and dark grey roof tiles. The windows will be of larger and a more modern appearance allowing more light to each of the rooms. The pattern of fenestration is similar to the existing window pattern. As such it is considered that the proposed appearance is acceptable and complements the appearance of existing and new buildings in the vicinity.

Highways and Traffic Matters (including Cycle Parking and Refuse).

In policy terms, the relevant Local Plan policies include 31 (relieving congestion) and 32 (road safety). Local Plan Policy 30 sets out car parking standards for residential development and all other development is required to be provided at levels set out in London Plan Tables 6.2 and 6.3.

The applicant has submitted a Highways Note dated February 2019 which was reviewed by Transport for London and the Council's Highways Officer.

The Note makes it clear that the proposed development is a replacement building for the existing operational retreat and conference centre and that the conference centre will be used in conjunction with the retreat only. A condition to reflect this operational position is recommended.

- Site Access and Trip Generation

The proposed development will continue to use the existing access to Layhams Road. The trip generation data that has been submitted shows that the proposed use is likely to result in a reduction in traffic movement generated on the highway network during peak periods of a typical weekday when compared to the existing use of the site.

As such, it is considered that the proposed development will not have an adverse impact on the local highway network and the use of the existing access is acceptable.

In terms of the use of public transport by visitors, the applicant should seek to increase this mode of transport through the Travel Plan for the site that is recommended by condition.

- Road Safety

Transport for London requested collision data for the most recent 5 years which has been submitted by the applicant. This reveals that there have been no fatalities on the local highway network or cluster of accidents near the application site. TfL have confirmed that the development is not likely to have an adverse impact of highway safety.

- Car Parking

As previously mentioned the current application seeks to provide a net increase of 3 car parking spaces on the site (from 16 to 19 spaces). The level of disabled parking will remain as existing.

TfL raised concerns about the increase in parking spaces in view of the projected reduction in the number of traffic movements to and from the site. The applicant has advised that it is anticipated that the improved facilities could result in guests

staying longer and the extra spaces will ensure that car parking will remain within the site and not spill on to the highway network. TfL do not accept his justification and continue to seek a reduction in car parking.

Notwithstanding the above, TfL advise that a Car Park Management Plan (CPMP) should be secured by condition and this can be used, along with the Travel Plan to encourage the use on non-car means of transport that may allow the reduction in car parking spaces in the future.

It should be noted that the Council's Highways Officer does not raise any objection to the additional car parking spaces subject to a condition requiring that the conference centre will not be used as an independent facility from the retreat.

- Cycle parking

A total of 32 cycle parking spaces are proposed and shown on the submitted drawings together with details of the shelters to be provided. These are considered acceptable in terms of the number of spaces and their location and security.

- Electric Vehicle Charging Points

The provision of electric vehicles charging points for the site should also be secured via planning condition. A compliance condition is recommended to secure a total of 4 spaces with EVCP which will provide 20% of spaces in accordance with London Plan policy.

In addition conditions are recommended for the submission of details relating to Delivery and Servicing and a Construction Logistics and Management Plan.

In summary, it is considered that the information submitted demonstrates that the development will not have an adverse impact on the highway network and will provide sufficient car and cycle parking to accommodate visitors without overspill parking from the site. In addition TfL advise that, on balance, they are supportive of the application subject to the requested planning conditions being secured.

Trees, Ecology and Landscaping

- Trees and Landscaping

BLP Policy 73 requires new development to take particular account of existing trees on the site and on adjoining land which, in the interest of visual amenity and/or wildlife habitat, are considered desirable to be retained.

Four trees lie within the site and 3 are situated outside the site and were surveyed due to their proximity to the boundary and the proposed development.

One of the trees is a Category A Oak Tree which is located outside the site but sits close to the existing foundations that will be demolished and replaced by the proposed building on the same footprint.

There are several other trees that are located adjacent to existing hardstanding areas.

All of the trees are shown to be retained and the report concludes that mitigation will be required to minimise potential damage caused to retained trees.

The Council's Tree Officer has reviewed the submitted documents and advises that the tree constraints have been addressed in the arboricultural submission and protection measures have been outlined. Due to the scale of the development, retaining the arboricultural consultant for supervision, will be necessary. A method statement would be a requirement for a site of this size. Tree Protection Plans (TPP) are already outlined to a satisfactory standard. The submission of landscaping details is also recommended

On this basis it is considered that the impact of the development on trees within and outside the site can be mitigated subject to conditions to secure these measures.

- Ecology and Wildlife

Policy 70 seeks mitigation measures for instances where development proposals are otherwise acceptable but cannot avoid damage to and/or loss of wildlife features. Policy 72 relating to protected species is relevant as bat and badger activity has been identified on the site and these are protected species under the Wildlife and Countryside Act 1981.

The site is currently largely either hardstanding or occupied by the existing building. However on the western side, beyond the rear elevation of the building, there is an open area with tree planting which then faces on to open countryside.

The applicant has submitted a Badger Activity Survey Report and a Bat Survey - Emergence and Activity Survey. In order to fully assess the content and conclusions of the report the Council has appointed an ecological consultant to review and comment on the reports. His findings are provided below.

Badger Activity

A Badger Survey report (Issue 2) was submitted to the Council which confirms the presence of an active badger sett within the site during surveys carried out in July and August 2019 with the majority of the entrances located outside the site boundary.

The Council's appointed independent consultant has reviewed the original Badger Survey and from the initial limited information submitted advised that it is not possible to be certain if the sett is a 'main' sett. Without confirmation that this is a 'main' sett it is not possible to recommend the correct mitigation measures for the possible relocation of the badgers and the measures needed to make the relocation successful. In response to the comments above the applicant has submitted a revised Badger Activity Survey (Issue 3).

In response to Badger Survey (Issue 3), the Council's consultant advised that they are broadly in agreement with the findings but it appears that work to provide a replacement sett may have commenced and it is not clear if Natural England have approved the mitigation works. Further recommendations are made requiring the submission of information to clarify several matters relating to the mitigation of the impact of the development on the badgers including concerns about details of the methodology relating to the suitability of the location of a replacement badger sett.

To address these matters the applicant has submitted a Badger License Method Statement. In response the Council's consultant advised that the provision of this document does not answer the concerns raised in the Issue 3 report above and suggest that Natural England (NE) have not been contacted and the location of the replacement sett has not been fully assessed or agreed. Information about the source of data for the population of badgers in the wider area and whether the replacement sett is within the same territory as the sett to be closed is still outstanding, which means the acceptability of the location of the replacement sett cannot be confirmed.

To address these concerns the applicant submitted a further Badger Activity Survey (Issue 4).

In response, the Council's consultant advises that the details of methodology and extent of surveys of surrounding landscape have still not been provided and that the replacement sett has been built in advance of planning and a NE licence. However the broad principle of a new sett to replace the existing sett in the application site is achievable. They further advise that it is not necessary at planning stage to determine if detailed licence mitigation is suitable as this is for NE to agree. The consultant recommends a condition as follows:

"Commencement of any works, including site clearance, demolition or construction shall not occur until the local planning authority approves in writing proposals for the suitable protection of badgers. The proposals shall demonstrate that Natural England, under the Protection of Badgers Act 1992, has granted a licence which authorises the closure of the main badger sett (as identified on plan Appendix 1: Phase 1 Habitat Survey Map, of the Badger Activity Survey, Arbtech, Issue 3, 23/09/2019) and associated mitigation, including the creation of a replacement main badger sett in an appropriate location.

The development shall be undertaken in accordance with the approved details."

In summary, the advice to the Council is that for planning purposes the proposals are achievable but it is recommended that development does not proceed without approval to measures to protect badgers, in conjunction with Natural England.

Bat Activity

A Bat Activity Survey (Issue 2) was carried out in July and August and this confirmed the presence of 2 common pipistrelle day roosts but the information submitted leaves it unclear that the roost features were adequately surveyed; the South West corner of the building was not surveyed. The Council's consultant required clarity as to why this part of the building was not surveyed. Clarity as to

the exact species should also be provided and also the location of the 'soft strip' of the roofspace that will be undertaken. No enhancements are provided. Finally a data search of the London Bat Group has not been carried out.

In response to the comments above the applicant has submitted a revised Bat Activity Survey (Issue 3). In terms of the Bat Survey (Issue 3) the Council's consultant advises that the methodology in the report is broadly robust but it is still unclear if all of the potential roost features have been surveyed. This should be provided.

To address these concerns Bat Activity report (Issue 4) has been submitted and now satisfactorily covers all of the points previously raised by the Council's Consultant. The Council's consultant recommends conditions relating to external lighting, a further bat survey prior to felling of trees and the provision of 2 bat boxes in nearby retained trees.

Impact on Neighbour Amenity

The application site is set at the rear of a larger site all of which is occupied by the Daughters of Mary and Joseph. The development is a replacement for the existing building on site and will occupy a similar footprint with the exception of a separation gap between the new building and the Chapel and a small extension to the Chapel. It is considered that the development will not have an adverse impact on other development within the wider site.

To the west and south is open farmland and it is considered that the proposed replacement building would not have any additional impact on the views from the farmland.

To the north planning permission has been granted for housing development on land formerly All Saints School under reference 13/03743. The development is under construction at the time of writing this report.

In terms of the impact of this development on future residents of the adjoining site, the closest part of the north elevation sits flank to flank with one of the blocks of flats on the All Saints site.

Immediately adjacent to the All Saints site the new building will be set back 1m from the site boundary that is closest to the new houses. The existing building is in the same position as the proposed building. The height of this part of the new building will be 1.5m taller than the existing building.

In terms of the provision of windows in the northern elevation of this development, the part of the northern elevation closest to the new houses will have no windows replicating the existing position.

For the part of the northern elevation that is set back into the site, the existing separation is replicated and the number of new windows is less than the existing number of windows.

To protect the privacy of neighbours further, a condition ensuring that no new windows can be provided in the northern elevation is recommended.

In summary it is considered that the proposed development would not have a significant impact on the amenity of the future residents of the new houses on the former All Saints School subject to conditions relating to the insertion of additional windows.

Impact on Heritage Assets

- Archaeology

The potential for impact on heritage assets relates to the location of the site within an Area of Archaeological Significance (AAS) and its proximity to the Grade 1 listed Wickham Court School and Grade II* St John's the Baptist Church.

Policy 46 of the Local Plan states that planning permission will not be granted for development that would adversely affect Scheduled Ancient Monuments and other nationally important archaeological sites, involve significant alterations to them or harm their settings.

In respect of the AAS, the applicant has submitted an Archaeological Assessment which undertook a Desk Top Study and refers to information from a site visit in December 2011. The report concluded that there is medium/high to low potential for archaeology and activity on the site and the report recommends that an archaeological evaluation should be undertaken before development commences.

As a result of this recommendation, the report author contacted the Archaeological Advisor and Historic England for advice as to how to proceed with the evaluation of the site. HE (Archaeology) advise that

'it would appear that in recent years there has been a wrap-around extension to the main building in the very southwest corner of the site so the now proposed changes will have a much smaller impact than would otherwise appear.

Given the relative small scale of anticipated ground disturbance beyond that already disturbed I conclude that on this occasion there is no discernible on-going archaeological potential in respect of the proposed development."

The response from HE (Archaeology) in response to the Council's request for comments reiterates this position and advises that no further assessment or conditions are necessary.

- Nearby listed buildings

In respect to the impact of the development on the Grade 1 listed Wickham Court School and Grade II* St John's the Baptist Church, these buildings are located nearby but they are significantly separated from the application site by the intervening site of the former All Saints School, which is currently under construction for residential development. It is considered that the separation

distance is such that the rebuilding of the Retreat and Conference facility will not have a harmful impact on the setting of the listed buildings.

Other Technical Matters

- Sustainability and Energy

The applicant has submitted an Energy Statement which sets out measures to meet Local Plan Policy 124 and London Plan policies 5.2: Minimising carbon dioxide emissions and Policy 7.7: Renewable energy.

These policies require non-residential development to provide a 35% reduction in carbon dioxide emissions beyond Building Regulations Part L 2013 on site. The priority is to design development to use less energy in its construction and use. In addition the London Plan sets out the expectation that all major development will seek to reduce carbon dioxide emissions by at least 20% through on-site renewables.

The initial submission was reviewed by officers at the Greater London Authority (GLA) who advised that the carbon savings meet the target set within the London Plan. However, there are concerns, regarding the use of SAP 10 carbon emissions factors, energy efficiency, dynamic overheating, heat pumps and maximising carbon savings from renewable energies, which must be addressed satisfactorily prior to stage 2 referral.

To address these concerns a revised Sustainability and Energy Statement) was submitted in July 2019. This document has been reviewed and, together with a series of email submissions, the applicant has sought to deal with the detailed GLA concerns relating to:

- Use of a specific GLA Carbon Emissions Spreadsheet
- further improvements to the fabric specification for the building
- improvements in regulated CO2 emissions to the draft London Plan standards
- energy demand following energy efficiency measures
- measures to minimise the demand for cooling and overheating technology
- provision of centralised heat pumps in the form of air sources heat pumps and technical information relating to the operation of the pumps
- Maximisation of the use of PV panels on-site - the applicant has submitted a revised roof plan showing the proposed location of roof PV panels. They will be provided on all south, east and west facing slopes and a condition requiring details of the technical specification of the panels is recommended.

The GLA now advises that all the matters relating to the above factors have been resolved and no further action is required.

The applicant has submitted a consolidated Revised Energy and Sustainability Statement dated 19.9.2019.

As such, a condition requiring the implementation of the development in accordance with the revised Statement is recommended.

- Drainage and Sustainable Urban Drainage Systems

In terms of policy context the relevant Local Plan policies relating to drainage include Policy 115 Flood Risk, Policy 116 Sustainable Urban Drainage Systems (SUDS) and Policy 117 Water and Wastewater Infrastructure Capacity.

The site lies within Flood Zone 1. The applicant submitted a Drainage Strategy and Flood Risk Statement with the original submission.

In terms of the surface water proposals, this document advises that

- The underlying geology indicates good permeability potential
- The proposed surface water strategy will be infiltration by soakaway systems which mimics the existing run-off regime and there will be no adverse impact on flow rates outside the site.
- This will include additional measures such as permeable paving and rainwater harvesting
- The system will be designed to accommodate a 1 in 100 year rainfall event taking account of climate change.

In terms of foul water drainage there are no public foul water sewers within or near the site. The site does have existing access to a foul drain that serves the adjacent site which is the former All Saints School which is currently being developed for housing. The foul drain connection serves Emmaus Retreat Centre via a private sewer. An assessment of the existing and proposed Emmaus site waste water flow rates has been carried out and the results indicated that the proposed wastewater flow rate regime will be lower than the existing. Therefore the applicant considers that the development will not have an adverse effect on the local sewer network.

In terms of the impact of the development on the water network and surface water drainage, Thames Water advise that on the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, they would not have any objection to the above planning application. In addition, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water they would have no objection.

In terms of the waste water provision that is proposed, Thames Water would advise that with regard to waste water network and waste water process infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

The Council's Drainage Officer advises that the site does not have access to the public surface water sewer on the site. The submitted surface water drainage strategy is acceptable but details of the number and location of water butts and the materials for the permeable paving will need to be submitted prior to the

commencement of development. A pre-commencement condition is recommended to secure these features.

- Secured by Design

The proposal should incorporate Secured by Design principles (as required by Local Plan Policy 4) to take account of crime prevention and community safety.

The Metropolitan Police Designing Out Crime Officer has reviewed the submission and is of the view that the proposed development should be able to achieve the security requirements of Secured by Design. A condition is recommended to secure the relevant submissions.

- Mayoral Community Infrastructure Levy

The development will be liable for the payment of the Mayoral CIL.

- Screening Opinion for an Environmental Impact Assessment (EIA)

The proposed development is not Schedule 2 Development (under paragraph 10(b) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as the development does not include more than 1 hectare of urban development which is not dwellinghouse development, does not include more than 150 dwellings and the overall area of the development does not exceed 5 hectares. As such a screening opinion for and EIA is not required.

Conclusion

The proposed development seeks the almost like-for-like replacement of the existing retreat and conference centre with a new, updated building.

The development is acceptable in terms of its impact on the Green belt by way of use and openness.

The design, height, scale and massing replicates the existing building and will not have an adverse impact on the appearance of the site or the neighbouring residential development to the north.

In highway terms the development will not have an adverse impact on the local highway network in terms of volume of traffic or highways safety. The GLA have raised concerns about the addition of 3 car parking spaces but the Council's Highways Officer has not objected to the level of car parking proposed.

In terms of energy and sustainability it is considered that the proposed building will be a significant improvement on the existing building.

As such, it is considered that the proposed development is acceptable and permission is recommended subject to relevant conditions and referral to the GLA for Stage 2 assessment.

Background papers referred to during the production of this report comprise all correspondence on file ref: 19/00749, excluding exempt information.

RECOMMENDATION: PERMISSION BE GRANTED (SUBJECT TO STAGE 2 CONSULTATION WITH THE MAYOR OF LONDON)

Subject to the following conditions:

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

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

- 2 The development hereby permitted shall only be carried out in complete accordance with the details shown on the submitted plans:

Existing

D0101-100 Rev B Site Location Plan
D0101- 101 Rev B Existing Topographical Survey
D0101 - 110 Rev B Existing Basement and Ground Floor Plan
D0101 - 111 Rev B Existing First Floor Plan
D0101 - 112 Rev B Existing Second Floor Plan
D0101 - 120 Rev B Existing Elevations Sheet 1
D0101 - 120 Rev B Existing Elevations Sheet 2

Proposed

D0101 - 102 Rev c Proposed Site Plan
D0101 -115 Rev D Proposed Basement Plan
D0101 - 116 Rev C Proposed Ground Floor Plan
D0101 -117 Rev C Proposed First Floor Plan
D0101 - 118 Rev C Proposed Second Floor Plan
D0101 - 114 Rev A Proposed Roof Plan
D0101 - 124 Proposed Sections
D0101 - 131 Proposed Elevation Key Plan
D0101 -125 Rev D Proposed Elevations Sheet 01
D0101 - 126 Rev C Proposed Elevations Sheet 02
D0101 - 127 Rev C Proposed Elevations Sheet 03
D0101 - 128 Rev C Proposed Elevations Sheet 04
D0101 - 113 Rev B Existing Chapel Extension Floor Plan
D0101 - 122 Rev B Existing Chapel Elevations
D0101 - 119 Rev B Proposed Chapel Elevation Floor Plan
D0101 - 129 Rev B Proposed Chapel Extension Elevations
D0101 - 130 Rev A Bin Store and Cycle Store details
D0101 - 131 Rev A Proposed Massing
D0101 - 135 Rev A Proposed Height Comparison Sheet

Design and Access Statement

Planning Statement

Accommodation Schedule Rev B dated 18.3.2019

Reason: For the avoidance of doubt and to ensure the satisfactory implementation of the development in accordance with Policy 37 of the Bromley Local Plan

- 3 The development shall be carried out in accordance with the Drainage Strategy and Flood Risk Statement by WSP dated February 2019 and the approved drainage scheme shall be implemented in full prior to first occupation of the development hereby approved**

Reason: In order to ensure that a satisfactory means of surface water drainage, to reduce the risk of flooding can be achieved before development intensifies on site and to comply with the Policy 5.13 of the London Plan

- 4 Prior to the commencement of development details of the materials to be used for the proposed permeable paving on the site and the number and location of water butts shall be submitted to and approved by the Local Planning Authority and the development shall be carried out in accordance with the approved details prior to the first occupation of any of the approved scheme and permanently retained thereafter.**

Reason: Details are required prior to the commencement of any new operational development in order to ensure that a satisfactory means of surface water drainage, to reduce the risk of flooding can be achieved before development intensifies on site and to comply with the Policy 5.13 of the London Plan and Policy 116 of the Local Plan.

- 5 (i) Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.**

Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage.**
- b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.**
- c) Details of construction within the RPA or that may impact on the retained trees.**
- d) A full specification for the installation of boundary treatment works.**
- e) A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.**
- f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.**
- g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.**
- h) A specification for scaffolding and ground protection within tree protection zones.**

- i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- k) Boundary treatments within the RPA
- l) Methodology and detailed assessment of root pruning
- m) Arboricultural supervision and inspection by a suitably qualified tree specialist
- n) Reporting of inspection and supervision
- o) Methods to improve the rooting environment for retained and proposed trees and landscaping
- p) Veteran and ancient tree protection and management

(ii) The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with 37 and 73 of the Local Plan and pursuant to section 197 of the Town and Country Planning Act 1990

6 Prior to the commencement of development (including demolition) a Construction, Logistics and Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. As a minimum the plan shall cover:-

- (a) Dust mitigation and management measures.
- (b) The location and operation of plant and wheel washing facilities
- (c) Measures to reduce demolition and construction noise
- (d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-
 - (i) Rationalise travel and traffic routes to and from the site as well as within the site.
 - (ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.
 - (iii) Measures to deal with safe pedestrian movement
 - (iv) Full contact details of the site and project manager responsible for day-to-day management of the works
 - (v) Parking for operatives during construction period
 - (vi) A swept path drawings for any tight manoeuvres on vehicle routes to and from the site including proposed access and egress arrangements at the site boundary.
- (e) Hours of operation
- (f) Other site specific Highways and Environmental Protection issues as requested on a case by case basis.

The development shall be undertaken in full accordance with the details approved under Parts a-f

Reason: Required prior to commencement of development to ensure sufficient measures can be secured throughout the whole build

programme in the interests of pedestrian and vehicular safety and the amenities of the area. In order to comply with Policies 30,31, 32 and 37 of the Local Plan and in the interest of the highway safety and the amenities of the adjacent properties.

- 7 Prior to commencement of any development including site clearance, demolition and construction, a Ground Level Assessment, following BCT Guidelines (Collins, J. (ed.) (2016), Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn) and The Bat Conservation Trust, London.) of the trees to be removed, as outlined within the Arboricultural Impact Assessment (Down to Earth, January 2019), shall be undertaken and the results and any associated recommendations shall be submitted to and approved in writing by the local planning authority and shall be implemented prior to the first occupation of any part of the development.

Reason: In order to comply with Policies 70 and 72 of the Local Plan and in order to safeguard the interests and well-being of bats and badgers on (or adjacent to) the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).

- 8 (i) Commencement of any works, including site clearance, demolition or construction shall not occur until the local planning authority approves in writing proposals for the suitable protection of badgers. The proposals shall demonstrate that Natural England, under the Protection of Badgers Act 1992, has granted a licence which authorises the closure of the main badger sett (as identified on plan Appendix 1: Phase 1 Habitat Survey Map, of the Badger Activity Survey, Arbtech, Issue 3, 23/09/2019) and associated mitigation, including the creation of a replacement main badger sett in an appropriate location. The development shall be undertaken in accordance with the approved details.

(ii) Prior to the commencement of any site works (site clearance, demolition, construction) a Ground Level Assessment, following BCT Guidelines (Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London.), of the trees to be removed, as outlined within the Arboricultural Impact Assessment (Down to Earth, January 2019), will be undertaken and the results and any associated recommendations shall be submitted to, and approved in writing by the local planning authority.

Reason: In order to comply with Policies 70 and 72 of the Local Plan and in order to safeguard the interests and well-being of bats and badgers on (or adjacent to) the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).

- 9 (i) The development shall be carried out in accordance with the Sustainability and Energy Statement by Element Sustainability dated September 2019 prior to the first use of any of the part of the development hereby approved.

Reason: In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policies 5.1, 5.2, 5.3, 5.4A and 5.7 of The London Plan and Policy 124 of the Local Plan.

(ii) Prior to the commencement of development details of the location and technical specification of the proposed air source heat pumps and photovoltaic panels shall be submitted to and approved by the Local Planning Authority and the scheme shall be implemented in accordance with the approved materials.

Reason: To comply with Policy 37 and 124 of the Local Plan and in the interests of the visual amenity of the local area and the energy efficiency of the proposed development.

10 Prior to commencement of above ground works details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

1) A scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted which shall include use of a minimum of 30% native plant species of home grown stock (where possible) and no invasive species;

2) location, type and materials to be used for hard landscaping including specifications, where applicable for:

- a) Full details of retained and proposed boundary treatments,
- b) tree pit design
- c) underground modular systems
- d) Sustainable urban drainage integration
- e) use within tree Root Protection Areas (RPAs);

3) A schedule detailing sizes and numbers/densities of all proposed trees/plants;

4) Specifications for operations associated with plant establishment and maintenance that are compliant with best practice; and

5)(i) There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.

(ii) Unless required by a separate landscape management condition, all soft landscaping shall have a written five year maintenance programme following planting.

(iii) Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Reason: In order to comply with 37 and 73 of the Local Plan to secure a visually satisfactory setting for the development and to protect neighbouring amenity.

11 Prior to the commencement of above ground works, samples of the materials to be used for the external surfaces of the proposed building

shall be submitted to and approved by the Local Planning authority and the scheme shall be implemented in accordance with the approved materials.

Reason: To comply with Policy 37 and in the interests of the visual amenity of the local area.

- 12 Prior to the commencement of above ground works details of a replacement tree or trees, including sizes and species, shall be agreed in writing by the Local Planning Authority and shall be planted in such positions as shall be agreed by the Authority within 12 months of the removal of the tree(s). Any replacement tree which dies, is removed or becomes seriously damaged or diseased within 5 years of the date of this consent shall be replaced in the next planting season with another of similar size and species to that originally planted.

Reason: In order to comply with Policies 37 and 73 of the Local Plan and in the interest of the visual amenities of the area.

- 13 (i) Prior to commencement of the above ground development hereby approved of a scheme showing the specification and performance of the kitchen extract system shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include carbon filters and shall show the arrangements for replacing the air extracted.

(ii) The kitchen extract system shall be installed in full accordance with the details approved under Part (i); and on completion a verification report shall be submitted to the Local Planning Authority for written approval. The Report should include photographs and measurements where necessary and shall be produced by a suitably qualified person to confirm that extract system has been installed in accordance with the approved scheme.

(iii) The use hereby approved shall not commence until written approval has been granted under Part (ii) of this condition. Thereafter the approved scheme shall be permanently maintained in an efficient working manner and no changes to the installed system shall be made without the prior approval in writing by the Local Planning Authority.

Reason: Required prior to commencement in order to ensure that satisfactory arrangements can be secured in the interest of protecting residential amenity for adjacent properties and to comply with Policies 37 and 121 of the Local Plan.

- 14 Prior to first use of the building, details of the external lighting design shall be submitted to, and approved in writing by the local planning authority. The strategy shall:

- Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit

will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: In order to comply with Policies 70 and 72 of the Local Plan and in order to safeguard the interests and well-being of bats and badgers on (or adjacent to) the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).

15 (i) The development shall be carried out in accordance with the Bat Survey - Emergence and Activity Surveys by Arbtech Issue 3 dated 19.8.2019.

(ii) Prior to first use of the building details of 2 bat boxes in accordance with the details set out in the Bat Survey - Emergence and Activity Surveys by Arbtech Issue 3 dated 19.8.2019 shall be submitted to and approved by the Local Planning Authority and the approved works implemented prior to first occupation of the development and retained permanently thereafter.

Reason: In order to comply with Policies 70 and 72 of the Local Plan and in order to safeguard the interests and well-being of bats and badgers on (or adjacent to) the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).

16 (a) Prior to the first occupation of the development, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan should include as a minimum:

- Measures to promote and encourage the use of alternative modes of transport to the car;**
- A timetable for the implementation of the proposed measures and details of the mechanisms for implementation and for annual monitoring and updating.**

(b) The Travel Plan shall be implemented in accordance with the agreed timescale and details.

Reason: In order to ensure appropriate management of transport implications of the development and to accord with Policy T2 of the Unitary Development Plan

17 Prior to first occupation of the development cycle parking spaces and storage facilities shall be provided in accordance with the details shown on the approved plans and shall be permanently retained thereafter.

Reason: In order to comply with Policy 32 of the Local Plan and Policy 6.9 of the London Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.

- 18** A Service and Delivery Plan shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of any part of the development, and the Plan shall be implemented in accordance with the approved details before any part of the development hereby permitted is first occupied and permanently retained thereafter.

Reason: In order to comply with Policy 37 of the Local Plan and in the interest of the amenities of the future occupants of the development and the adjacent properties.

- 19** Prior to occupation of any part of the development a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority and the Plan shall be implemented in accordance with the approved details before any part of the development hereby permitted is first commenced and permanently retained thereafter.

Reason: In order to comply with Policy 37 of the Local Plan and in the interest of the amenities of the future occupants of the development and the adjacent properties

- 20** Prior to first occupation of the care home and residential phases a minimum of 20% of car parking spaces will be provided with active electric vehicle charging points and a minimum of 20% car parking spaces will be provided with passive electric vehicle charging points and these shall be permanently retained thereafter. Details of the location of the spaces fitted with EVCP and technical specification of the units shall be submitted to and approved prior to the installation of the EVCP units.

Reason: To minimise the effect of the development on local air quality In accordance with Policies 6.13 and 7.14 of the London Plan 2015 and Policy 120 of the Local Plan.

- 21** The development hereby permitted shall be built in accordance with the criteria set out in Building Regulations M4(2): Accessible and Adaptable Dwellings and shall be permanently retained thereafter.

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

- 22** The proposed conference centre shall be used in conjunction with the retreat hereby permitted and shall not be made available for independent use at any time.

Reason: In order to comply with the terms of the application and Policy 31 of the Local Plan and to ensure that there is no adverse impact on the local highway network.

- 23** Parking bays shall measure 2.4m x 4.8m and there shall be a clear space of 6m in front of each space (or 7.5m if garages are provided) to allow for manoeuvring and these spaces shall be permanently retained as such thereafter.

Reason: In order to comply with Policy 32 of the Local Plan and in the interest of pedestrian and vehicular safety.

- 24 No windows or doors (other than those shown on the plans hereby approved) shall at any time be inserted in the northern elevation(s) of the development hereby permitted.**

Reason: In the interest of the amenities of the adjacent properties and to comply with Policy 37 of the Local Plan.

- 25 Notwithstanding the provisions of Part 16 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order) no development by or on behalf of a telecommunications code system operator shall be erected or made within the site without the prior approval in writing of the Local Planning Authority.**

Reason: In order that the Local Planning Authority can consider the impact of any additional telecommunications development at this site in accordance with Policies 37 and 89 of the Local Plan and in the interest of the visual amenities of the area.

You are further informed that :

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

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

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

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

- 3** The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide [â€˜working near our assets to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes](https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes). Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

If you are planning on using mains water for construction purposes, it is important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

- 4** 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.