LONDON BOROUGH OF WALTHAM FOREST

<table>
<thead>
<tr>
<th>Committee/Date:</th>
<th>Planning – 06 August 2013</th>
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</thead>
<tbody>
<tr>
<td>Application reference:</td>
<td>2013/0352</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Circle Housing Group</td>
</tr>
<tr>
<td>Location:</td>
<td>Francis House, 102 Beaconsfield Road E17</td>
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<tr>
<td>Proposed development:</td>
<td>Demolition of existing buildings and redevelopment to provide 30 residential units comprising 17 x two storey houses (14 x 3 bed, 3 x 4 bed) and 13 flats (4 x 1 bed, 7 x 2, 2 x 3 bed) in three storey blocks, parking for 20 vehicles, landscaping and public realm works.</td>
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<tr>
<td>Wards affected:</td>
<td>Markhouse</td>
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<td>Appendices:</td>
<td>None</td>
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1 RECOMMENDATION

1.1 That Planning Committee **GRANT** planning permission subject to conditions and completion of a s106 Agreement with the Heads of Terms listed at Section 13 of this report.

1.2 It is recommended that authority be given to the Head of Development Management and Building Control in consultation with the Council’s Legal Services for the negotiation, completion and sealing of the s106 Agreement on the terms outlined under the Recommendation at Section 13 subject only to minor amendments to the terms of the s106 Agreement.

2 SUMMARY OF REASONS FOR RECOMMENDATION

2.1 This application has been considered in relation to relevant policies in the Waltham Forest Local Plan Core Strategy (2012) and the London Plan (2011).

2.2 The following material considerations have been taken into account:

2.3 Local Finance Considerations

2.4 The National Planning Policy Framework (2012)

2.5 Policies in the Waltham Forest Local Plan Development Management Policies Proposed Submission (2012)

2.6 The following issues:

- Acceptability of the Development in Principle
- Housing Provision including supply, density, affordable housing and housing mix
- Layout, design and appearance
- Impact of built development on adjoining residential occupiers amenity
- Amenity Open Space
- Parking and highways
- Environmental considerations
- Trees and ecology
- Climate Change, Flood Risk, Energy and Sustainability Considerations
- S106 Agreement and mitigation measures

2.7 Subject to the signing of a s106 Agreement and conditions, the proposal is considered to be acceptable in planning terms.

3 REASONS REFERRED TO COMMITTEE
- The matter is of such importance that it has been referred to Committee by officers
- The Council would be involved in a financial liability

4 DETAILS OF PROPOSAL AND SURROUNDINGS

4.1 The application site is 0.44 hectares in size and is divided into two parts, one (Francis House) is Council owned and contains a disused single storey residential care home whilst the remaining site is empty, boarded up and is owned by the applicants Circle Housing Group.

4.2 The proposals involve the construction of a part two and part three storey development comprising 30 residential units (17 houses comprising 14 x 3 bed and 3 x 4 bed houses) and 13 flats (4 x 1 bed, 7 x 2 and 2 x 3 bed).

4.3 Block A contains 13 flats in a three storey building (Plots 1 – 13). Block B (Plots 14 – 18) contains five houses and is two storey. Block C is two storeys in height and contains five houses (Plots 26 – 30). Block D (Plots 23 – 25) contains three houses in a short terrace. Block E (Plots 19 – 22) comprises four houses in a two storey block.

4.4 A new access road would be formed to connect Beaconsfield Road and Longfellow Road. Along the side of the access road a total of 17 spaces would be provided for the development with a further three on site spaces for each of the three wheelchair accessible dwellings, making a total of 20 parking spaces.

4.5 The site is in a residential area, close to Kelmscott School and leisure centre to the north west and Thomas Gamuel Primary School and park to the north east. The residential houses and flats that surround the site including those that form part of the redeveloped former Boundary Road Estate are predominantly two and three storey in scale.

4.6 The nearest station is Queens Road which is 0.7m away (about 15 minute walk) and St James Street and Walthamstow Central Stations about a mile away (20 minute walk). Buses can be picked up on
Markhouse Road to the east and Lea Bridge Road to the south which are between 5 and 10 minutes walk away. The site does not lie within a controlled parking zone.

4.7 The applicants are a Housing Trust and the scheme is for affordable dwellings (60% affordable rent tenure and 40% for shared ownership tenure) and would be designed to accord with Code for Sustainable Homes Level 4 with 10% of the units designed to be wheelchair accessible. The scheme provides for 20 car parking spaces. Bicycle storage is provided. Each residential unit would have access to either a private garden, a balcony or a communal area.

4.8 The site sits among many different architectural housing styles and there are many dead end roads in the area. The submission refers to how the layout is designed to maximise active frontages facing onto new and existing streets and spaces between buildings is designed to reflect local conditions. The elevations to the buildings would be predominantly brick with windows, curtain wall glazing and balconies powder coated aluminium. The emphasis is on a simple but high quality material palette and quality details such as deep window reveals.

4.9 The proposed mix and tenure is set out in the following table:

<table>
<thead>
<tr>
<th>Unit size</th>
<th>Affordable Rented</th>
<th>Shared Ownership</th>
<th>Private sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>studio</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 bedroom</td>
<td>4</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>2 bedroom</td>
<td>7</td>
<td>5</td>
<td>2</td>
</tr>
<tr>
<td>3 bedroom</td>
<td>16</td>
<td>9</td>
<td>7</td>
</tr>
<tr>
<td>4 bedroom</td>
<td>3</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>5 bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6 bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>30</td>
<td>18</td>
<td>12</td>
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</table>

4.10 Circle Housing Group was selected by the Council in response to the Council’s Disposal Sites competition to develop a residential housing scheme on the site. Circle Housing Group would acquire the land from the Council in the event of planning permission being granted.

4.11 Supporting documents

4.12 Design and Access Statement – describes the pre application proposals and outlines the design strategy. The Statement of Community Involvement describes the consultation event.

4.13 Transport Statement Assessment (Paul Mew Associates, February 2013) – The report concludes that the site is located where public
transport and sustainable travel options are available and that the traffic impact of the development on the adjoining highway would be minimal and insignificant. The proposed car parking is considered to be adequate and it is noted that the adjoining area is relatively lightly parked. The design of the new one way access road is considered to be satisfactory.

4.14 Flood Risk Assessment (FRA) and Sustainable Drainage Strategy (Conisbee, March 2013). The report confirms that most of the site is in Flood Zone 1 and is at minimal risk of fluvial flooding. Record indicate that there is localised flooding associated with Longfellow Road so it is recommended that finished floor levels be set appropriately and that a surface water drainage scheme be implemented. It is concluded that the development would not increase flood risk elsewhere.

4.15 Desk Study and Ground Investigation Report (GEA, March 2013) and Summary of Ground Investigation Preliminary Findings. Remediation will be necessary and recommendations have been included in the report.

4.16 Ecology Report (The Ecology Consultancy, February 2013) – The report confirms that the site is not situated within or immediately adjacent to any statutory designated nature conservation sites. A number of enhancement measures are recommended for incorporation into the proposed development such as planting schemes using plants of know value to wildlife, including the creation of living walls and the provision of nesting boxes.

4.17 Energy Strategy (PRP, February 2013) – The report confirms that the development will comply with Code for Sustainable Homes Level 4 which entails a 25% reduction in regulated CO2 emissions and Solar PV panels provide the most practical option to meet the targets.

4.18 Tree Survey Report (CBA Trees, November 2012) – This records the condition off existing trees within and around the periphery of the site. An Arboricultural Implications Assessment consider how the development will impact on existing tree stock and recommends that a landscaping scheme which includes structural trees is designed to compensate for the loss of trees on site.

4.19 Archaeological Assessment (CgMs, November 2012) – The site does not fall within an Archaeological Priority Zone. Overall the report concludes that the site is considered to have a low archaeological potential.

4.20 Report on Daylight and Sunlight (calfordseadon, February 2013) – This concludes that none of the existing room windows in surrounding properties will be affected to a greater degree than negligible. The report concludes that given the nature of urban development it is encouraging to note that the development would cause the minimum impact on existing surrounding dwellings whilst achieving acceptable results within the proposed development.
5 RELEVANT SITE HISTORY

5.1 1979/0022 – Single storey building as a home for the elderly/mentally infirm and 2 storey building for staff accommodation. Approved.

6 PUBLIC CONSULTATIONS

6.1 Neighbour notification was carried out and 104 letters were sent to the addresses in Beaconsfield Road, Stafford Close, Longfellow Road, Broomfield, Alexander Road and Queens Road.

6.2 The proposals were further publicised with the posting of site notices on and advertised in the Waltham Forest News.

7 DEVELOPMENT PLAN

7.1 Adopted Waltham Forest Core Strategy 2012

7.2 The Waltham Forest Core Strategy (2012) was adopted on 1st March 2012. The Core Strategy contains 16 policies designed to deliver the Council’s vision for the physical, economic, environmental and social development of the Borough. These policies will be used to direct and manage development and regeneration activity for the next 15 years, up to 2026.

7.3 The policies considered relevant to this application are as follows:

7.3.1 CS1: Location and Management Growth

7.3.2 CS2: Improving Housing Quality and Choice

7.3.3 CS4: Climate Change

7.3.4 CS5: Enhancing Green Infrastructure and Biodiversity

7.3.5 CS13: Promoting Health and Well Being

7.3.6 CS15: Well Designed Buildings, Places and Spaces

7.3.7 CS16: Making Waltham Forest Safer

7.4 London Plan 2011

7.5 The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It was adopted in July 2011. The policies relevant to this application are:

3.1 Ensuring Equal Life Chances for All

3.3 Increasing Housing Supply

3.4 Optimising Housing Potential

3.5 Quality of Housing Development

3.6 Children’s Play

3.7 Housing Choice

3.9 Mixed and Balanced Communities

3.11 Affordable Housing Targets
3.12 Negotiating Affordable Housing
3.13 Affordable Housing Thresholds
4.3 Mixed Use Developments
5.1 Climate Change Mitigation
5.2 Minimising Carbon Dioxide Emissions
5.3 Sustainable Design and Construction
5.7 Renewable Energy
5.12 Flood Risk assessment
5.13 Sustainable Drainage
5.14 Water Quality and Waste Water Infrastructure
5.15 Water Use and Supplies
5.18 Construction, Excavation and Demolition Waste
5.21 Contaminated Land
6.9 Cycling
6.10 Walking
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
7.6 Architecture
7.8 Heritage Assets and Archaeology
8.2 Planning Obligations
8.3 Communities Infrastructure Levy

8 MATERIAL PLANNING CONSIDERATIONS
8.1 NPPF

8.1.1 The National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied. It is a material consideration in planning decisions. It contains a presumption in favour of sustainable development, described as “a golden thread running through both plan-making and decision-taking.”

8.1.2 For decision-taking the NPPF states that the presumption means “approving development proposals that accord with the development plan without delay” and where the development plan is “absent, silent or relevant policies are out-of-date, granting permission unless adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; “
8.1.3 The whole of the NPPF is potentially material to this application, but the specific policy areas considered directly relevant are as follows:

8.1.3.1. Building a strong, competitive economy
8.1.3.2. Supporting a prosperous rural economy
8.1.3.3. Delivering a wide choice of high quality homes
8.1.3.4. Requiring good design
8.1.3.5. Promoting healthy communities
8.1.3.6. Meeting the challenge of climate change, flooding and coastal change
8.1.3.7. Conserving and enhancing the natural environment

8.2 Other policies

8.3 Waltham Forest Sustainable Community Strategy

8.4 Various priorities and commitments are identified including improving housing quality and choice with the right kind of homes in the right places.

8.5 Urban Design Supplementary Planning Document (2010)

8.5.1 This document has the aim of raising the quality of design within the Borough.

8.6 Inclusive Housing Design Supplementary Planning Document

8.7 The core principles underlying the advice in the SPD are inclusive design and the social model of disability. The Lifetime Homes standards are applied across London and are incorporated into the London Plan (2011).

8.8 Planning Obligations Supplementary Planning Document (2008)

8.9 This document seeks to provide a transparent, clear and consistent for the negotiation of planning contributions.

8.10 Emerging Policy

8.11 Waltham Forest Local Plan Development Management Policies Proposed Submission (2012): The document was submitted to the Inspector on 10th December 2012. Accordingly, the policies within are regarded as a material consideration. Relevant polices include:

DM1 - Sustainable Development and Mixed Use Development
DM5 – Housing Mix
DM7 – Amenity and Internal Space
DM8 – Housing Quality and Accessibility
DM10 – Specialised Housing
DM11 – Resource Efficiency
DM16 – Managing Private Motorised Transport
DM17 – Parking
DM25 – Environmental Protection  
DM30 – Design Principles, Standards and Local Distinctiveness  
DM31 – Inclusive Environment and Built Development  
DM33 – Managing Impact of Development on Occupiers and Neighbours  
DM34 – Improving Community Safety  
DM35 – Water  
DM36 Biodiversity and Geodiversity  
DM37 Working with Partners and Infrastructure  

8.12 Local Finance Considerations  
8.12.1 Local Finance Considerations are a material consideration in the determination of all planning applications. Local Finance Considerations can include either a grant that has been or would be given to the Council from central government or money that the council has received or will or could receive in terms of Community Infrastructure Levy (CIL).  

8.12.2 There are grants which have been or will or could be received from central government in relation to this development.  

8.13 The Council has not received and does not expect to receive any income from CIL in relation to this development.  

8.14 The Council is not expecting to receive a contribution for the Mayoral CIL in relation to this development.  

8.15 As all of the units will be provided as affordable housing, Regulation 49 of The Community Infrastructure Levy Regulations [2010] (as amended) applies, which sets out the criteria to be met for dwellings to qualify for social housing relief.  

8.16 Regulation 49 sets out that for social rented homes, the dwellings are leased for a period of seven or more years by a registered provider, registered social landlord or local authority as defined by the Housing Act [1996]. The applicant in this case is Circle Housing Group who are a registered provider as defined by the Act.  

9 REPRESENTATIONS  
9.1 Representations from Statutory Consultees  
9.2 Environment Agency (EA) – The EA raise no objection provided a number of planning conditions be placed on any consent.  
9.3 Thames Water – No objections raised but request that a number of informatives be attached to any consent to advise the applicant of a number of issues that they need to take account of including waste, surface water drainage and impact piling.  
9.4 Representations from Residents  
9.5 No representations have been received.
10 ASSESSMENT

10.1 The main issues relating to this application are: the principle of the development, housing provision, density and mix, affordable housing, standard of accommodation, design and appearance, impact on amenity, amenity open space, parking and highways, environmental considerations, trees and ecology, energy and sustainability, secure by design and section 106 mitigation measures.

10.2 Acceptability of the development in Principle

10.3 Francis House was built in the early 1970’s as a residential care home and adds little to the street scene and is bordered on two sides by pedestrian paths and on the others by roads that lead to dead ends. There are no land use or policy constraints but it will be noted that the residential care home is not required at this location and provision has been made by the Council elsewhere in the Borough. In that context the proposals would not conflict with policies in the development plan that seek to protect such social infrastructure.

10.4 The character of the area is residential and well located in terms of access to schools and parks and a residential redevelopment of this underused land is supported in terms of Core Strategy (CS1 & 2), emerging Development Management policies (DM1, 2 & 3) and objectives, the London Plan (2011) and the NPPF. Accordingly, the proposal is considered to be acceptable in principle subject to the assessment of the matters discussed below.

10.5 Housing provision

10.6 Housing Supply and Targets

10.7 Policy CS2 of the Core Strategy (2012) relates to Improving Housing Quality and Choice. This will facilitate sustainable housing growth by maximising the number of quality homes in the Borough by prioritising development on previously developed land, focussing the delivery of new homes in Waltham Forest’s key growth areas and other key sites in the Borough (such as the application site, which is designated as such) to meet or exceed a housing target of 10,320 new homes over the Plan period and make effective and efficient use of land by seeking to optimise housing densities.

10.8 It is considered that the proposal would bring forward an identified site for residential redevelopment in an appropriate location and contribute towards the Council’s five year supply of delivering housing sites. This is reinforced by the London Plan (2011) and the NPPF (2012). The provision of housing contributes to both economic and social aspects of sustainable development.

10.9 Housing Density and Mix of Units

10.10 Policy 3.4 ‘Optimising Housing Potential’ is the relevant policy consideration in the London Plan (2011) and Table 3.2 Sustainable residential quality density matrix. The supporting paragraphs of the policy explain that it is not appropriate to apply Table 3.2 mechanistically, its density ranges for particular types of location are
broad, enabling account to be taken of other factors relevant to optimising potential – local context, design and transport capacity are particularly important, as well as social infrastructure, open space and play.

10.11 The site is situated within an urban area with a PTAL of 1b which indicates a ‘very poor’ level of public transport accessibility. Therefore in accordance with Sustainable Residential Quality Density Matrix a density of between 150 and 250 habitable rooms per hectare (HRPH) could be supported. The proposals would provide a density of 284 HRPH which would be slightly above the upper limit of the threshold but is considered to be acceptable subject to consideration of other planning issues.

10.12 Affordable Housing and Housing Mix

10.13 Policy CS2 of the Core Strategy (2012) seeks to maximise the number of quality affordable homes by aiming to provide at least 50% of homes as affordable over the Plan period and a balance of tenures is sought. In order to deliver the maximum amount of affordable housing, developments proposing less than 50% will need to demonstrate a viability case in the form of an assessment. In this case there is no requirement for the submission of a viability report as the proposed affordable housing meets the policy requirements.

10.14 A total of 30 units are proposed to be affordable homes on site which equates to 100% of the housing provision in the form of 18 affordable rented units and 12 in shared ownership. It is considered that a wholly affordable scheme can be justified as it is a relatively small site, is one of the Council’s disposals being developed by one of the Council’s framework partners.

10.15 Additionally, there is substantial need for affordable housing in the Borough. The up to date Housing Needs Assessment approved by Cabinet in September 2012 identifies a total affordable housing requirement of over 80% of the total planned dwelling delivery in Waltham Forest (paragraphs 11.20-11.23). The Core Strategy seeks to maximise the amount of affordable housing in the Borough by aiming to provide at least 50% (5700 homes) of homes as affordable (CS2(B)(i)).

10.16 Policy 3.11 Affordable housing targets of the London Plan [2011] and policy DM3 of the Development Management Policies Proposed Submission: Affordable Housing Provision recommends a 60:40 split, where 60% of the affordable housing provision should be for social rent and 40% for shared ownership housing, with priority for affordable family housing. On a habitable room basis, the proposal complies exactly and on a unit basis the split complies with only a 1% variance which is considered to be acceptable and accords with these policy objectives.

10.17 The applicant has confirmed that the affordable rents charged will be in line with the Council’s Affordable Rent guidance.

10.18 Policy DM5 Housing Mix of the LBWF LP Development Management Policies [2011] states ‘The Council will seek all housing developments
to provide a range of dwelling sizes and tenures... in line with the Council’s preferred housing mix table. Policy DM3 of the Development Management Policies Proposed Submission (2012) is the relevant policy relating to housing provision and sets out the Council’s preferred dwelling mix. The Council seeks to ensure that 50% of all new units built in the private and intermediate sector are family sized and that 50% of units built in the social rented sector are also family sized.

10.19 Overall, the scheme provides a mixture of 4 one-bed units, 7 two-bed units, 16 three-bed units and 3 four-bed units. In terms of securing mixed and balanced communities, a range of home sizes and tenures is sought and the Council will prioritise the need for larger homes (three bedrooms or more). Consequently, the proposal provides a total of 19 family homes (16 x 3 bed and 3 x 4 bed) out of 30 units (63%) which exceeds the target of 50%. In addition 10% of the units are 4 bed units which is line with the target for larger family homes

10.20 Wheelchair Accessible Housing

10.21 In respect of specialised housing 2 x 2b4p flats and 1 x 3b5p house wheelchair units are proposed and it has been confirmed that the Borough has a particular need for such sized accommodation to comply with policies CS2 of the Core Strategy and DM10 of the emerging development policy (DM10) which requires 10% such provision. In addition all units would comply with Life Time Homes standards.

10.22 Standard of accommodation

10.23 In terms of space standards, all units meet the relevant space standards in the London Plan (2011) and the emerging DM7 policy. The majority of dwellings are dual aspect or would receive good levels of light and sunlight. The layout, access to amenity space in differing forms for different dwelling types, location of car parking to those units allocated with such provision, location and access to refuse stores and cycle parking are all considered to be acceptable.

10.24 Layout, design and appearance

10.25 It is recognised that the scheme would be a significant improvement in urban design terms compared to the existing building and site conditions albeit that the new development would occupy a greater footprint and be to a larger scale. The introduction of a new street through the site would increase permeability.

10.26 The main central block is arranged in perimeter format which provides generally active frontages on all sides, reinforced by on street parking, also providing a good distinction between public and private space. The new street frontage would be reinforced by the smaller 3 storey block to the west. The scale of buildings is appropriate with the three storey buildings placed opposite existing three storey homes or next to flank walls. The indicative architectural approach and materials is supported.

10.27 The elevations are designed to appear tenure blind and use a consistent set of elements and details including brickwork, balconies
and windows. The palette of materials are intended to provide a contextual link to surrounding buildings. Given the variety of styles prevalent in the area, it is recognised that there is an opportunity to propose a more modern but simple style and form of development.

10.28 Impact of built development on adjoining neighbours amenity

10.29 Beaconsfield Road (east side) – The proposed blocks D and the end of Block C (two and three storeys) would face the front of existing buildings of the same scale on the eastern side of the road; houses and flats that form part of the Boundary Road redevelopment. There would be a conventional but generous separation distance across the street (16ms). The top second floor of each of the houses in Block D would contain a balcony which would face the front of houses and flats on the opposite side. Given this relationship across a public street and the separation distance, no significant issues around loss of privacy or amenity are envisaged.

10.30 Beaconsfield Road (south side, numbers 102,a, b & c & 94) - The flank wall of proposed Blocks D (3 storeys) and Block E (two storeys) would sit to the north of the existing two storey houses. There would be a separation distance of between 17ms and 30ms between the front of existing and proposed dwellings across the new street. Given this conventional relationship across a public road, no issues of loss of privacy or amenity are envisaged.

10.31 Longfellow Road (north side) – Proposed Block C, a two storey block of houses would face existing two and three storey houses and flats (numbers 11 – 17, 19 & 21), again a conventional street relationship. The first floors of the five houses would benefit from access to balconies from one of the bedrooms. Given the likely use and separation distance across the road to existing houses and flats, it is considered unlikely that any harmful amenity impacts would result.

10.32 Broomfield – The front of existing houses numbered 14, 15, 16 & 17 which are three storeys in scale would lie to the south of the proposed three storey block A. Separating the existing and proposed is an existing public footpath which lies just outside the application site boundary. The separation distance would be approximately 17ms. Three balconies are proposed in the block facing the existing houses to the south which are designed to be integral. Again given the separation distance and that both the existing houses and proposed block of flats would face one another across a public area, in this case a footpath, the proposals are unlikely to adversely affect visual amenity and privacy of existing occupiers.

10.33 Alexandra Road (west side) – The proposed block of flats (three storey) would face the flank wall and gardens of two storey houses in Alexandra Road at a distance ranging from 4.4ms to 14ms. Proposed balconies at upper floor levels are designed to be integral to the buildings (as opposed to projecting) and given the separation distances and side on relationship the impact of three storeys and the use of balconies would be reduced. It is considered that the relatively limited
impact on amenity would not be a ground to resist the scheme in this part of the site.

10.34 Sunlight/orientation – given that the scale and form of development proposed is in keeping with existing adjoining housing developments and good separation distances that can be achieved, there are no concerns over loss of light or sunlight. This has been confirmed by the daylighting and sunlighting report. It is clear that the outlook for existing occupiers would change compared to existing site conditions but there would be no harmful impact.

10.35 Relationships and separation distances between the new building blocks within the application site are considered to be acceptable and are consistent with the pattern and from of development in the area.

10.36 Accordingly, it is considered the proposals represent a level of development which seeks to optimise the development potential of the site without compromising residential amenity standards for existing or future residents.

10.37 Amenity open space (AOS)

10.38 Policy DM7 Amenity and Internal Space is the emerging relevant policy and the proposals are considered against this policy and the supporting justification to the policy.

10.39 Houses – A total of 17 houses are proposed, 60m2 AOS is recommended for 3 bed houses. The 14 x 3 bed houses garden sizes range from the smallest 53m up to 96.5 which is compliance against the recommended 60m2 figure. 70m2 AOS is recommended for 4 bed houses which are provided with 63.5m2, 65.5m2 & 82m2 respectively which is again acceptable. Taken overall there is an overprovision.

10.40 In respect of the flats the three ground floor 2 bed flats (2 of which are designed to be wheelchair accessible) exceed the guidance which is 20m2. At upper floor levels, AOS provision is in the form of balconies which meet the required areas of 8m2 and 10.5m2 for two and three bedroom units respectively. In addition block A has a communal area of 175m2 so overall the flatted units comply with guidance.

10.41 Parking and highways

10.42 New Street – The proposed new street is one way responding to the small scale domestic nature of the area and would have low levels of traffic movements. This enables the public realm space and provision for pedestrians to be maximised. A signage scheme commensurate to a one way street is proposed. The road would be adopted by the Council so will have to comply in all respects to highway requirements as part of the detailed design and construction.

10.43 Traffic generation – Compared to the previous consented use of the site, vehicle movements connected with the proposed residential use of the site would rise slightly but would still have a minimal and insignificant traffic impact on the adjoining highway. This is confirmed by the Transport Assessment.
10.44 Parking – The site has a very poor accessibility rating and 20 spaces are proposed for 30 units. Parking is generally provided on street in dedicated parking bays. Dedicated off street parking is provided for each wheelchair dwelling. The maximum car parking requirement would be 33 spaces at this location outside of a Controlled Parking Zone.

10.45 The surrounding area has a low car ownership level and it is considered that there is adequate on street space close by that could be utilised in the unlikely event that the on site parking is fully utilised. Irrespective of the sites poor accessibility rating, the site is situated within an area where public transport and sustainable travel options are readily available.

10.46 It will be noted that the standards are maximum and as a general principle, the Council will seek to encourage parking provision below the maximum figure. In this context the technical shortfall of 13 spaces can be justified.

10.47 Cycle parking – The required number and location of cycle spaces are proposed for the houses and flats.

10.48 Travel Plan – Although neither a full nor local level travel plan is required given the size and limited impact of the development on the local transport network a number of Travel Plan initiatives and measures will be implemented at the site during the construction phase and prior to first occupation. The Travel Plan would be secured through the proposed legal agreement.

10.49 Access for service and emergency vehicles – The development has been designed to comply with requirements for access for emergency services in respect of swept paths etc.

10.50 Environmental Considerations

10.51 Noise – Developments of this character and in this location should be designed and constructed so as to achieve certain noise levels by incorporating acoustic protection for habitable rooms. It is proposed that this would be secured through condition.

10.52 Contaminated Land – A standard condition requiring remediation of the site is required and can be secured by condition.

10.53 Refuse provision – The level and form of provision is acceptable and the detailed elements can be conditioned.

10.54 Air Quality – The site is such that no specific design solutions will be required.

10.55 Trees and ecology

10.56 A number of trees would be lost which do posses amenity value but which is currently limited given the poor quality and rather unattractive condition of the site and existing building. There is an opportunity to retain a number of trees as part of the development and a condition can be attached to ensure that this is achieved. There is one tree of a Grade A quality (a blue atlantic cedar) which would have to be removed.
along with a number of other lesser value trees. In order to mitigate for their loss a landscaping and tree planting scheme will need to be developed. Such a scheme has been submitted in outline form but which will need to be developed further and can be conditioned as part of any planning permission. This will need to include a suitable range and density of species and planting to enhance the amenity and ecological value of the site.

10.57 In addition, it is considered necessary to secure additional funding from the developer in order to ensure that suitable tree planting, including street trees to be planted with the application site area along the new street that is being formed to serve the development and in close proximity of the site in order to enhance amenity value and to fully compensate for the loss of existing trees which are required to facilitate this development.

10.58 Climate Changes, Energy and Sustainability Considerations

10.59 The development would comply with Code for Sustainable Homes Level 4 which entails a 25% reduction in regulated CO2 emissions and Solar PV panels provide the most practical option to meet the targets as embodied in policies in the London Plan (policies 5.1 – 5.7) and at local level (CS4 and DM11 & 12). The detailed requirements can be secured by imposition of a condition which can be attached to any grant of planning permission.

10.60 Flood Risk – The majority of the site is in Flood Zone 1 and is at minimal risk of fluvial flooding. Issues around flood risk are still being considered and will be dealt with an Update Report following further advice from the Environment Agency.

10.61 Secured by Design and Safer Places

10.62 The scheme has been developed with advice from the Crime Prevention Officer etc in terms of natural surveillance and site boundaries etc and detailed matters can be dealt with by condition in the event that planning permission is granted. Therefore the proposals can accord with Core Strategy policy CS16 and Development Management policy DM34.

10.63 S106 Agreement and Mitigation Measures

10.64 In terms of the s106 Agreement, this has been agreed between the Council and the applicant (set out in Section 13) having regard to planning policy and the Planning Obligations SPD (2008) and is considered to accord with adopted and emerging policy DM37.

10.65 The s106 includes the provision of 30 units of affordable housing (100% by unit number), payment of a total of £198,139 by the developer towards achieving the Council’s requirements for infrastructure in order to mitigate the impact of the development as set out below.

10.66 The contribution is in full compliance with the Council’s policies and supplementary guidance relating to planning obligations.
11 CONCLUSION

11.1 The proposal represents a form of development, which has regard to the scale, design, pattern and form of development in the area and would not adversely impact on neighbouring residential amenity. The proposed design and scale has been considered by the applicant and the layout and design of the buildings would improve the amenity and appearance of the site.

11.2 All material considerations have been taken into account and it is not considered that there are any material planning considerations in this case that would warrant a refusal of this application.

11.3 Taking into account the consistency of the scheme with the Development Plan and weighing this against all material planning considerations, the proposals are considered to be acceptable in planning policy terms.

12 ADDITIONAL CONSIDERATIONS

12.1 Public Sector Equality Duty

12.1.1 In making your decision you must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

12.1.2 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

12.1.3 The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149 is only one factor that needs to be considered, and may be balance against other relevant factors.

12.1.4 It is not considered that the recommendation to grant permission in this case will have a disproportionately adverse impact on a protected characteristic.

12.2 Human Rights
12.2.1 In making your decision, you should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as the London Borough of Waltham Forest to act in a manner that is incompatible with the European Convention on Human Rights.

You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation to grant permission in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

13 RECOMMENDATION

SUBJECT TO THE APPLICANT ENTERING INTO A LEGAL AGREEMENT WITH THE COUNCIL TO ENSURE:

a) Affordable Housing: Provision of 30 units of affordable housing (100% by unit number) as set out in the submitted Residential Accommodation Schedule contained on page 26 of the Design and Access Statement dated March 2013 received 7 March 2013 and at rents in line with the Council's Affordable Rent Guidance with any variation to the tenure mix to be subject to written approval from the Council.

b) S278 Agreement: Highway Works – That the developer/applicant enters into an agreement with the Council as Local Highway Authority to meet the costs to include the formation of the new highway and parking bays (including use of materials and new cross overs and dropped kerbs, traffic calming and related highway and pedestrian safety measures, including street tree planting) to adoptable standards and the renewal of footpaths on the frontage of the site on completion of the development and the relocation of any third party statutory undertakers plant if determined to be necessary, costs of installation and advertisement for any new parking restrictions.

c) Payment of a total of £198,139 by the developer towards achieving the Council's requirements for infrastructure in order to mitigate the impact of the development. Of the £185,139, it will be allocated towards the following:
   1. Payment of £144,845 towards education provision.
   2. Payment of £40,294 towards healthcare.
   3. Payment of £3,000 towards travel Plan implementation and monitoring.
4. Payment of £10,000 towards tree planting within and in the vicinity of the site.

d) Employment and Training Strategy: Provision of a local labour agreement / employment plan for local unemployed people arising from the construction process, providing on-site training or to contribute to the costs of the construction training under the auspices of a recognised training provider.

e) Legal Fees: Payment of the Council’s legal fees for the preparation and completion of the legal agreement.

f) Monitoring and Implementation: Payment of 5% of the total monetary contribution to the London Borough of Waltham Forest for the monitoring of and compliance with this Agreement.

Planning Committee is requested to resolve that it is minded to GRANT planning permission in principle subject to the conditions set out below and that authority be given to the Head of Development Management and Building Control in consultation with the Council’s Legal Services for the sealing of the s106 Agreement and to agree any minor amendments to the conditions of the s106 Agreement on the terms set out above including any other matters.

13.1 Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. The development hereby approved shall be built in accordance with the following plan numbers 3028-D -100 P6 received 22 July 2013, 101 P4, 102 P2, 103 P1 received 7 March 2013, 900 P2 received 22 July 2013, 200 P2, 201 P2, 202 P1, 203 P1, & 204 P1, received 7 March 2013.

3. Prior to the demolition of the existing buildings a pre-demolition asbestos survey shall be submitted to and approved in writing by the Local Planning Authority. In the event that asbestos containing materials (ACMs) are discovered, details of the contractors with their plan of work detailing the removal of ACMs in compliance with current legislation shall be submitted to and approved in writing by the Local Planning Authority. The relevant documentary evidence of the safe disposal of asbestos waste via copies of consignment notes shall thereafter be forwarded to the Local Planning Authority and London Borough of Waltham Forest Environmental Health Section.

4. Prior to each phase of development approved by this planning permission no development shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the local planning authority

i) A preliminary risk assessment which has identified:
   - All previous uses
   - potential contaminants associated with those uses
• a conceptual model of the site indicating sources, pathways and receptors
• potentially unacceptable risks arising from contamination at the site.

ii) A site investigation scheme based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected including those off site.

iii) The results of the site investigation and detailed risk assessment referred to in (2) and based on these an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

5. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to ground water. The development shall be carried out in accordance with the approved details.

6. During the course of construction and carrying out of the development approved, access shall be provided to Council officers. If during development contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

7. Notwithstanding any indications shown on the submitted plans, samples and a schedule of materials for shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The development shall thereafter be carried out in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

8. Prior to the commencement of development, a plan indicating the positions, design, materials and type of boundary treatment (to include siting of access gates to enable access for maintenance purposes) and other means of enclosure to be erected has been
submitted to, and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the buildings are occupied. The development shall be carried out in accordance with the approved details and thereafter be permanently retained.

9. The development hereby permitted, as detailed in the submitted and approved drawings, shall be built to ‘Lifetime Homes’ standards, and thereafter retained to those standards.

10. The development hereby permitted shall not commence until there has been submitted to, and approved by, the Local Planning Authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers/densities within a planting schedule, also the method of planting including soil composition, tying and staking, a maintenance care regime including mulching and watering and the replacement of any species that die within 5 years of planting.

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out not later than the first planting and seeding seasons prior to the occupation of the building(s), or the completion of the development, whichever is the sooner. Any new trees or shrubs which, within a period of 5 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 a similar size and species, unless the Local Authority agrees any variation in writing.

12. Notwithstanding any indication on the submitted drawings no development shall take place until a schedule showing the number and location of all cycle parking spaces and details of secure and sheltered cycle storage facilities (including their design and materials) has been submitted to and agreed in writing by the local planning authority. The agreed facilities shall be fully implemented prior to occupation of any of the dwellings and shall be permanently retained thereafter.

13. The development hereby permitted shall not be occupied or used until a scheme for the storage and disposal of refuse/waste/ and recycling materials has been submitted to and approved in writing by the Local Planning Authority prior to commencement of development and agreed facilities provided prior to first occupation of any of the residential units hereby approved and thereafter retained in the agreed form.

14. A minimum of three of the residential units hereby permitted shall be built as wheelchair accessible housing or adaptable to wheelchair housing, in accordance with the submitted schedule of
residential units, details of which are to be submitted to and approved in writing by the Local Planning Authority prior to occupation of any of these wheelchair accessible housing or wheelchair adaptable housing and thereafter permanently retained.

15. All residential units shall be constructed to comply with the Council’s Inclusive Design for Residential Buildings Supplementary Planning Document May (2011). Step-free access (with no step or raised threshold) shall be achieved to all ground floor units and entrance doors shall have a minimum clear opening width of 900mm. Where ramps are necessary to provide such step free access they should have a minimum gradient of 1:20 and a level landing of a minimum 1.5 x 1.5 m at either end of the ramp.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Classes A, B, D, E and F in Part 1 of Schedule 2 to that Order shall be carried out to the proposed houses without the prior written permission of the Local Planning Authority.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted development) Order 1995 as amended, (or any order revoking and re-enacting that order), no windows or openings, other than those shown on the drawings hereby approved shall be installed in any elevation (including the roofs) of any of the residential units hereby permitted without planning permission having first been obtained via the submission of a planning application to the Local Planning Authority.

18. Prior to commencement of the development hereby permitted, details that show how the principles and practices of Secured By Design to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site/development shall be submitted to and approved in writing by the Local Planning Authority. Such details shall be approved prior to occupation of any of the residential units and thereafter retained.

19. No development shall take place until an Energy Strategy / Sustainability Statement in accordance with the principles contained in the submitted Energy Strategy (PRP, February 2013) detailing provision for energy generation within the development (20% of which shall be from renewable sources) and (ii) measures to be incorporated within the new development to improve energy efficiency and to meet a minimum Level 4 of Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be incorporated into the development prior to occupation and thereafter maintained and independent verification provided to the Local Planning Authority within six months of completion of the development.

20. No development shall take place until details of all forms of external illumination and external lighting on the buildings and around the site have been submitted to and approved in writing by the Local
Planning Authority. The approved details shall be fully implemented prior to the first occupation of any of the residential units.

21. No plumbing or drainage pipes or other service installations other than rainwater pipes shall be fixed to the front elevations of the buildings without the prior written approval of the Local Planning Authority.

22. The development shall be designed and constructed so to achieve the following noise levels: i) For habitable rooms, mitigation shall take include a scheme of acoustic protection sufficient to ensure internal noise levels of 40 dB(A) during the daytime (living rooms, LAeq, 16hr) and 30 dB(A) during the night time (bedrooms, LAeq, 8 hr).

23. Prior to the commencement of the development a method statement for a management scheme whose purpose shall be to control and minimise emissions of pollutants from and attributable to the demolition and/or construction of the development, shall be submitted to and approved by the Local Planning Authority in writing. This should include a risk assessment and a method statement in accordance with the control of dust and emissions from construction and demolition Best Practice Guidance published by London Councils and GLA. The scheme shall set out the secure measures which can, and will be put in place. Evidence to demonstrate that the site or contractor Company are registered with the Considerate Constructors Scheme is also required. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site.

24. No development shall take place until recommendations for ecological enhancements measures contained in and based on the recommendations contained in the Ecology Report (The Ecology Consultancy, February 2013) has been submitted to and approved in writing by the Local Planning Authority. The agreed enhancement measures shall be implemented in accordance with the agreed details.

Reasons

1. To comply with the provisions of Section 91 of the Town & Country Planning Act 1990

2. For the avoidance of doubt and in the interests of proper planning.

3. In the interest of health and to protect the living conditions of existing and future residents in the locality in accordance with policy CS13 of the Waltham Forest Local Plan Core Strategy (2012) and policy DM25 of the Development Management Policies Proposed Submission (July 2012).

5. Piling should not create a direct pathway for contamination to reach the underlying Principal Chalk Aquifer in the interests of the future health of occupiers of the development and to prevent pollution of groundwater, in accordance with policy CS13 of the Waltham Forest Local Plan Core Strategy (2012) and policy DM25 of the Development Management Policies Proposed Submission (July 2012).


7. To safeguard the amenity of neighbouring residents and the character of the locality in accordance with the policy CS15 of the Waltham Forest Local Plan Core Strategy (2012) and policies DM30, DM33 & DM34 of the Development Management Policies Proposed Submission (July 2012).

8. To safeguard the amenity of neighbouring residents and the character of the locality in accordance with the policy CS15 of the Waltham Forest Local Plan Core Strategy (2012) and policies DM30, DM33 & DM34 of the Development Management Policies Proposed Submission (July 2012).

9. To ensure inclusive development and provision of 'Lifetime Homes' standard housing in accordance with policy CS15 of the Waltham Forest Local Plan Core Strategy (2012) and policy DM8 of the Development Management Policies Proposed Submission (July 2012).

10. To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with policies CS5 and CS15 of the Waltham Forest Local Plan Core Strategy (2012) and policy DM36 of the Development Management Policies Proposed Submission (July 2012).

11. To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with policies CS5 and CS15 of the Waltham Forest Local Plan Core Strategy (2012) and policy DM36 of the Development Management Policies Proposed Submission (July 2012).

12. To ensure that adequate cycle parking is available on site and to promote sustainable modes of transport in accordance with policy TSP5 of the Waltham Forest Local Plan Core Strategy (2012) and policies DM15 & DM34 of the Development Management Policies Proposed Submission (July 2012).

13. To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties in accordance with policies CS6 and CS15 of the Waltham Forest Local Plan Core Strategy (2012).

14. To ensure adequate provision of wheelchair accessible housing is provided as part of the development and to respond to future housing needs for those with disabilities in accordance with policy CS2 of the Waltham Forest Local Plan Core Strategy (2012).
15. To ensure that the development is fully accessible for all residents and in accordance with policies CS2 and CS15 of the Waltham Forest Local Plan Core Strategy (2012) and policy DM33 of the Development Management Policies Proposed Submission (July 2012).

16. To safeguard the character of the area by restricting the amount of site coverage and size of dwelling and to safeguard the amenity of neighbouring residents in accordance with policies CS13 and CS15 Waltham Forest Local Plan Core Strategy (2012) and policy DM33 of the Development Management Policies Proposed Submission (July 2012).

17. To safeguard the character of the area by restricting the amount of site coverage and size of dwelling and to safeguard the amenity of neighbouring residents in accordance with policies CS13 and CS15 Waltham Forest Local Plan Core Strategy (2012) and policy DM33 of the Development Management Policies Proposed Submission (July 2012).

18. In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Section 17 of the Crime & Disorder Act 1998 and policy CS16 of the Waltham Forest Local Plan Core Strategy (2012) and policy DM34 of the Development Management Policies Proposed Submission (July 2012).

19. In the interest of sustainability, energy efficiency and to provide a high quality development in accordance with policy CS15 of the Waltham Forest Local Plan Core Strategy (2012) and policy DM11 of the Development Management Policies Proposed Submission (July 2012).


23. To ensure considerate construction and to protect the amenities of nearby residents from excessive noise and dust and to comply with policies CS13 and CS23 of the Waltham Forest Local Plan – Core Strategy (2012) and policies DM25 and DM33 of the Waltham Forest Local Plan – Development Management Policies Proposed Submission (July 2012).

24. In order to mitigate any impacts on biodiversity interests and to include enhancement measures in accordance with policy CS5 of the Waltham Forest Local Plan Core Strategy (2012) and policy
13.2 Informatives:

1. An s106 Agreement has been entered into between the applicant and the London Borough of Waltham Forest in conjunction with the grant of planning permission in respect of affordable housing, education and health, employment and training, travel plan implementation and monitoring, tree planting, legal fees and monitoring costs.

2. To assist applicants, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council’s website and which offers a pre-planning application advice service. The scheme was submitted in accordance with guidance following pre-application discussions and the decision was delivered in a timely manner.

3. The applicant’s attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working and avoiding deposit of mud on the highways.

4. The applicant is advised the Council’s Environmental Health Department require the pre-demolition survey to allow an assessment to be undertaken of the potential risks to human health from asbestos fibres in the different types of asbestos containing materials (ACM’s). If there are notifiable ACMs, then the Health & Safety Executive will need to be contacted and their FOD ASB5 form will need to be completed. Please see attached web link https://www.hse.gov.uk/forms/notification/fodasb5.pdf

5. Secured By Design measures should follow the design principles set out in the relevant Design Guides on the Secured By Design website: http://www.securedbydesign.com/guides/index.aspx and shall include the following requirements:

   • All main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 ‘Security standard for domestic door sets’;
   • All window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes [downpipes] shall be made secure to standards, independently certified, set out in BS.7950 ‘Security standard for domestic window sets’.

Advice to applicant/developer from Thames Water - INFORMATIVES

Waste Comments
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 at this site.

Surface Water Drainage – 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 Ground Water. 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. Reason – to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

No impact pilling shall take place until a pilling method statement (detailing the type of pilling to be undertaken and the methodology by which such pilling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any pilling must be undertaken in accordance with the terms of the approved pilling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Pilling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the pilling method statement.

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 wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via 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.
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.

Water Comments

On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.

Thames Water recommend the following informative be attached to this planning permission. 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.

14 BACKGROUND DOCUMENTS

14.1 None