

Drivers Jonas Deloitte
Athene Place
68 Shoe Lane
London
EC4A 3BQ

TOWN & COUNTRY PLANNING ACT 1990

GRANT OF OUTLINE PERMISSION

Ref: P/3191/12

With reference to the application received on 07 December 2012 accompanied by Drawing(s)

OUTLINE ELEMENT - Plans for Approval

001_P-LCN_Rev B (Site Location Plan); 101204-D-786-Rev S (CDZ Development Parameter Plan, date 22.01.2013); WDZ_PP_001_Rev J (WDZ Development Parameter Plan); EDZ_PP_001_Rev K (EDZ Development Parameter Plan); 4 x 32-1011.06 (Tree Retention + Removal Plans, date 11.02.13); Design Guidelines Revision A (February 2013); Parameter Plan Explanatory Text Revision A (February 2013)

DETAILED ELEMENT - Plans for Approval

50200267_U9022 (Enabling Works Site Locations); 50200267_U9000_A (Temporary Car park Layout); 50200267_U9100 (Key Plan); 50200267_U9005 (Access Road Layout); 50200267_U9006 (Access Road Layout); 50200267_U9007_A (Aspire Buildings Access Road & Car park); 50200267_U9008 (Estate Compound Layout); 50200267_U9009 (Demolition Site Plan); 50200267_U9015 (Access Road Sections); 50200267_U9018 (Extent of Enabling Works); 50200267_U9021 (Temporary Car park details); 50200267-C1302-T1 (Retaining Wall Plan and Section); 50200267-C1006-T1 (Access Road Plan View and ONG Section); 50200267-C1007-T1 (Aspire Road Plan View and ONG Section); 50200267-C1013-T1 (Access and Aspire Road proposed Surfacing Sheet 1); 50200267-C1014-T1 (Access and Aspire Road proposed Surfacing Sheet 2)

For: Hybrid planning application for the comprehensive, phased, redevelopment of the Royal National Orthopaedic Hospital ("the Development"). The application is accompanied by an Environmental Statement. The development comprises two elements:

An Outline Element - ("the Outline Element")

To include:

Up to 56,871sqm (Gross Internal Floor Area) of new hospital development, including rehabilitation unit and parent accommodation (Use Class C2);

Up to 21,000 sqm (Gross Internal Floor Area) multi storey car park providing up to 805 car parking spaces;
 Up to 88 surface car parking spaces and up to 50 undercroft car parking spaces for operational hospital use;
 Up to 40,260 sqm (Gross Internal Floor Area) of residential development (Use Class C3) (including ancillary floorspace i.e. garages and undercroft parking) providing up to 356 residential units of which up to 45 units will be for staff accommodation (36 proposed and 9 existing);
 Partial change of use of Eastgate House from office to private residential (Use Class C3);
 Up to approximately 19.2 hectares of public open space;
 Associated landscaping and ancillary works;
 Closure of existing access at north-eastern end of Wood Lane.

A Detailed Element - ("the Detailed Element")

Permanent: Demolition of four structures (incinerator, patients centre, Moor House Cottage and Moor House store); Realignment and alterations to the existing service road and access from the south-western end of Wood Lane; Provision of a new internal road and a new internal access point to the Aspire National Training Centre; Provision of a total of 75 car parking spaces for the Aspire National Training Centre; Associated lighting, drainage and landscape works.

Temporary (5 years) - Construction of an area of hard standing to accommodate 121 car parking spaces, Erection of a 3m high fence to enclose the existing boiler house, Works to the existing estates compound; Associated lighting, drainage and landscape work

At: Royal National Orthopaedic Hospital NHS Trust, Brockley Hill, Stanmore, HA7 4LP

HARROW COUNCIL, the Local Planning Authority,

GRANTS permission in accordance with the development described in the application and submitted plans, subject to the following condition(s):

1	Development pursuant to the Detailed Element shall be begun not later than three years from the date of this Permission. REASON: In order to comply with Section 91 of the Town and Country Planning Act 1990.
2	Applications for approval of all reserved matters for the Outline Element shall be submitted to the Council not later than 10 years from the date of this Permission. REASON: In order to comply with Section 92 of the Town and Country Planning Act 1990.
3	Development pursuant to the Outline Element shall be begun no later than two years from the final approval of reserved matters for each phase of the development.

	<p>REASON: In order to comply with Section 92 of the Town and Country Planning Act 1990.</p>
4	<p>Approval of the details shown below (the Reserved Matters) for each phase of development shall be obtained from the local planning authority in writing before any development in that phase is commenced:</p> <ul style="list-style-type: none"> - layout - scale - appearance - access - landscaping <p>REASON: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
5	<p>The Development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <p>OUTLINE ELEMENT - Plans for Approval</p> <p>001_P-LCN_Rev B (Site Location Plan) 101204-D-786-Rev S (CDZ Development Parameter Plan, date 22.01.2013) WDZ_PP_001_Rev J (WDZ Development Parameter Plan) EDZ_PP_001_Rev K (EDZ Development Parameter Plan) 4 x 32-1011.06 (Tree Retention + Removal Plans, date 11.02.13) Design Guidelines Revision A (February 2013) Parameter Plan Explanatory Text Revision A (February 2013)</p> <p>DETAILED ELEMENT - Plans for Approval</p> <p>50200267_U9022 (Enabling Works Site Locations) 50200267_U9000_A (Temporary Car park Layout) 50200267_U9100 (Key Plan) 50200267_U9005 (Access Road Layout) 50200267_U9006 (Access Road Layout) 50200267_U9007_A (Aspire Buildings Access Road & Car park) 50200267_U9008 (Estate Compound Layout) 50200267_U9009 (Demolition Site Plan) 50200267_U9015 (Access Road Sections) 50200267_U9018 (Extent of Enabling Works) 50200267_U9021 (Temporary Car park details) 50200267-C1302-T1 (Retaining Wall Plan and Section) 50200267-C1006-T1 (Access Road Plan View and ONG Section) 50200267-C1007-T1 (Aspire Road Plan View and ONG Section) 50200267-C1013-T1 (Access and Aspire Road proposed Surfacing Sheet 1) 50200267-C1014-T1 (Access and Aspire Road proposed Surfacing Sheet 2)</p> <p>REASON: For the avoidance of doubt and in the interests of proper planning.</p>

6	<p>Prior to the commencement of the Outline Element, a scheme of phasing shall be submitted to and approved in writing by the Local Planning Authority. The scheme of phasing shall set out how each phase of development will facilitate the early implementation of the associated highway, access and public realm works (including appropriate signage), and the on and off site mitigation measures, comprised within the Environmental Statement, the approved plans and associated conditions.</p> <p>Unless otherwise agreed in writing, the development shall be carried out in accordance with the approved scheme of phasing. REASON: To ensure that the impacts of the development throughout the implementation of the planning permission, are properly mitigated in accordance with the Environmental Assessments and the conclusions of officers in respect of the developments compliance with the National Planning Policy Framework and the Development Plan.</p>
7	<p>Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale, appearance and landscaping shall be accompanied by a Design Audit. The Design Audit submitted shall set out (as appropriate) how the development described in the reserved matter(s):</p> <ul style="list-style-type: none"> (a) complies with the approved "Design Guidelines" and the approved Parameter Plans; (b) complies with the Mayor of London's adopted Housing guidance in force at the time of the reserved matters submission and any Supplementary Planning Document ('SPD') in force as part of the Harrow Local Plan; (c) provides an appropriate type and mix of residential units; (d) complies with the London Plan requirements for Lifetimes Homes and Inclusive Design in force at the time of the reserved matters submission; (e) meets the required commitment to a reduction in Carbon Dioxide emissions in force at the time of the reserved matters submission through the Local (Development) Plan or associated SPD for the area. (f) how energy shall be supplied to the building(s), highlighting: <ul style="list-style-type: none"> i. how the building(s) relate(s) to the site-wide energy strategy; and ii. any other measures to incorporate renewables. (g) how the proposed non residential building(s) have been designed to achieve a rating of BREEAM 'Excellent' or and how the proposed residential development has been designed to achieve a minimum Code for Sustainable Homes Level 4; (or equivalent replacement standard in force at the time of the reserved matters submission) (h) contributes to the objectives of "Secured by Design" (or its replacement). <p>The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. REASON: To ensure good design and high quality architecture throughout</p>

	<p>the development in line with the principles set out in the approved Design Guidelines (February 2013), including protection of Green Belt openness and the character and appearance of the wider area, in accordance with the Environmental Impact Assessment, in line with the objectives of the National Planning Policy Framework, London Plan (2011) policies 7.3, 7.4, 7.5, 7.6 and 7.16, Core Strategy (2012) policy CS1, Policies DM1, DM2 and DM12 of the Development Management Policies Local Plan and Section 17 of the Crime & Disorder Act 1998 and to ensure that the development contributes to climate change mitigation by meeting the highest standards of sustainable design and construction and achieving an adequate reduction in carbon dioxide emissions from onsite renewable generation, in accordance with the Environmental Impact Assessment, in line with the principles set out in the approved Energy Statement, in accordance with the National Planning Policy Framework, London Plan (2011) policies 5.2, 5.3, 5.5, 5.6, 5.7, 5.10 and 5.11 and Harrow Core Strategy (2012) policy CS1.</p>
8	<p>Unless otherwise agreed in writing with the Local Planning Authority, applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale, appearance and landscaping in the Central Development Zone shall be accompanied by a visual assessment sufficient to demonstrate the impact of the development on views from the north of the site.</p> <p>REASON: To ensure that the large scale developments in the CDZ respond positively to the site and the character of the Green Belt and the Harrow Weald Ridge Area of Special Character; in the interests of safeguarding openness and the character and appearance of the wider area, in accordance with the Environmental Impact Assessment and the objectives of the National Planning Policy Framework, London Plan (2011) policies 7.4, 7.6 and 7.16, Core Strategy (2012) policy CS1 and Policies DM1 and DM6 of the Development Management Policies Local Plan.</p>
9	<p>Unless otherwise agreed in writing by the Local Planning Authority, applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale, appearance and landscaping of the public realm shall be accompanied by a detailed Ecology and Biodiversity Statement. The Ecology and Biodiversity Statement shall explain:</p> <ul style="list-style-type: none"> (a) how the development accords with the submitted Framework Ecological Management Plan (prepared by Aspect Ecology, dated November 2012); (b) how the development will incorporate new habitats, including bird boxes, bat roosts and other wildlife features; (c) how the development will create wildlife habitats within the public realm, integrated into the detailed SUDS designs (i.e. standing and running water, grassland, log piles, green/brown roofs) and existing and replacement trees; (d) the management arrangements for these features

	<p>The approved details shall be implemented prior to the occupation of the phase of the development to which the details relate. REASON: To ensure that the development contributes to improving the ecology and biodiversity of the area, in accordance with the Environmental Impact Assessment, in accordance with the National Planning Policy Framework, London Plan (2011) policy 7.19, Core Strategy (2012) policy CS1 and Policy DM21 of the Development Management Policies Local Plan.</p>
10	<p>Development within each of the phases of the Development hereby approved shall be carried out only in accordance with a detailed Construction Environmental Management Plan (CEMP) for that phase of development, which shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any development within that phase. This document shall include:</p> <ul style="list-style-type: none"> (a) details of the proposed Best Practice Measures (BPM) to be implemented during construction of that phase of development to suppress dust and minimise noise and vibration associated with demolition/building works; (b) a full detailed noise and vibration assessment for that phase; (c) the measures proposed to reduce and remove risks to the water environment and reduce flood risk during construction; (d) a full Construction Logistics Plan, which demonstrates how the impact of construction vehicles would be minimised; (e) details of proposed hours of work for construction activity; and (f) a summary of how the measures proposed address the mitigation identified in the Environmental Impact Assessment. <p>The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. REASON: To ensure that the impacts of the development throughout the implementation of the planning permission, are properly mitigated, in the interests of public amenity, biodiversity and the local natural environment in accordance with the Environmental Impact Assessment, in line with the National Planning Policy Framework, London Plan (2011) policies 5.3 and 7.19, Core Strategy (2012) policy CS1 and Policies DM1, DM20 and DM43 of the Development Management Policies Local Plan.</p>
11	<p>Applications for approval of Reserved Matters submitted pursuant to this permission shall be accompanied by a Site Waste Management Plan (SWMP), in compliance with Best Practice Standards. This document shall explain:</p> <ul style="list-style-type: none"> (a) how the requirement to recover at least 70% (by volume) of construction and demolition waste from landfill is to be met; (b) how demolition and excavation materials will be re-used or recycled

	<p>as appropriate;</p> <ul style="list-style-type: none"> (c) the arrangements for storage of materials to be recycled or re-used; (d) how materials are procured from sustainable sources wherever possible; (e) the designation of a 'Waste Champion', who will seek to minimise over-ordering and material spoilage, as well as ensuring the effectiveness of waste segregation; and (f) the provision of an on site Waste Management Centre. <p>The Site Waste Management Plan shall be implemented as approved. REASON: To ensure that waste arising during the construction phase of the development is minimised, in accordance with the Environmental Impact Assessment, in accordance with the NPPF and London Plan (2011) policy 5.18.</p>
12	<p>Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale, landscaping and appearance of residential development in the Eastern and Western Development Zones shall be accompanied by a detailed play strategy. This document shall:</p> <ul style="list-style-type: none"> (a) explain how the proposed play space provision provides age appropriate play facilities which meets the needs of the housing mix within the respective Development Zones; (b) explain how the proposed play space provision meets the standards for play space provision set out in the development plan in force at the time of the reserved matters submission; (c) provide a clear rationale for the proposed location of play space. <p>The approved details shall be implemented prior to the occupation of the phase of the development to which the details relate. REASON: To ensure that the development provides for the future needs of residents, in accordance with the National Planning Policy Framework, London Plan (2011) policy 3.6 and Core Strategy (2012) policy CS1.</p>
13	<p>Unless otherwise agreed in writing with the Local Planning Authority, applications for approval of Reserved Matters submitted pursuant to this permission relating to layout and landscaping shall be accompanied by a detailed Surface Water Drainage Scheme for the area covered by that reserved matter. The Surface Water Drainage Scheme shall explain how the development proposed meets the requirements of the approved Surface Water Drainage Strategy secured by condition No. 27. This details submitted shall explain:</p> <ul style="list-style-type: none"> (a) the proposed use of Sustainable Urban Drainage Systems (SUDS) to manage surface water run-off, including the provision of soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands; (b) surface water attenuation, storage and disposal works, including

	<p>relevant calculations;</p> <p>(c) works for the disposal of sewage associated with the development.</p> <p>The development shall be carried out in accordance with the approved details and shall thereafter be retained.</p> <p>REASON: To ensure that the development has adequate drainage facilities, to reduce and mitigate the effects of flood risk, in accordance with the Environmental Impact Assessment, in line with the recommendations of Core Strategy (2012) policy CS1 and the National Planning Policy Framework.</p>
14	<p>Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, access and landscaping shall be accompanied by a detailed Accessibility Statement. This document shall explain:</p> <p>(a) how the proposal contributes to the creation of Lifetime Neighbourhoods;</p> <p>(b) how the proposed public realm areas would be accessible to all, including details of finished site levels, surface gradients and lighting;</p> <p>(c) how each of the hospital buildings and the multi-storey carpark would be accessible to all, including details of level access and internal accommodation arrangements;</p> <p>(d) how each of the residential dwellings would comply with Lifetime Homes standards, with 10% Wheelchair Homes compliance;</p> <p>(e) how the patients family accommodation would comply with Lifetime Homes standards, with 10% Wheelchair Homes compliance.</p> <p>The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure that the development is accessible and inclusive to all, in line with the recommendations of London Plan (2011) policies 3.8 and 7.2 and Core Strategy (2012) policy CS1.</p>
15	<p>Applications for approval of Reserved Matters submitted pursuant to this permission relating to landscaping shall be accompanied by a detailed Lighting Strategy in line with the Code of Practice for the Reduction of Light Pollution issued by the Institute of Lighting Engineers. This strategy shall include details of the location, height and design of all lighting, the intensity of light to be emitted and the surface area to be illuminated. It shall explain:</p> <p>(a) the rationale for the lighting proposed in public realm areas and buildings.</p> <p>(b) how the proposed lighting minimises impacts on biodiversity</p> <p>(c) how the proposed lighting minimises the risk and fear of crime, in accordance with 'Secured by Design' principles.</p>

	<p>The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. REASON: To ensure that the development is adequately lit in order to minimise the risk and fear of crime, whilst ensuring that the proposed lighting would not unduly impact on local character, amenity or biodiversity, in line with the recommendations of London Plan (2011) policies 7.3 and 7.19 and Core Strategy (2012) policy CS1.</p>
16	<p>Prior to the commencement of each phase of the Outline Element (excluding demolition) hereby approved, details of:</p> <ul style="list-style-type: none"> (a) the storage and disposal arrangements for refuse and waste associated with buildings and external areas within the phase, including vehicular access thereto; (b) the storage and disposal arrangements for refuse and waste associated with proposed public realm areas, including vehicular access thereto; (c) the proposed arrangements for the Management of clinical waste (in applications relating to the Central Development Zone only). <p>shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. REASON: To ensure that adequate refuse storage and disposal facilities are provided, in the interests of local character and amenity, in line with the recommendations of Core Strategy (2012) policy CS1.</p>
17	<p>Development within each of the phases of the Outline element of the development hereby approved shall be carried out only in accordance with a detailed Arboricultural Report for that phase of development, which shall be submitted and approved in writing by the Local Planning Authority prior to commencement of any development within that phase. This document shall explain how the trees outlined in pink on each of the drawings No 32-1011.06 (Tree Retention + Removal Plans, date 11.02.13) are to be retained, together with measures for their protection during the course of the development. If any trees outlined in pink are to be removed, lopped or topped, a full justification must be provided. This document shall also provide details of and a rationale for the proposed replacement tree planting within that phase, in accordance with the Landscape Strategy (February 2013) and the mitigation required by the Environmental Statement. REASON: To safeguard the Green Belt and the character and appearance of the area and to enhance the appearance of the development, in line with the requirements of London Plan (2011) policies 7.4 and 7.21, Core Strategy (2012) policy CS1 and Policies DM22 of the Development Management Policies Local Plan</p>

18	<p>Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout and access shall be accompanied by a Parking and Access Statement. This document, where appropriate, shall include:</p> <ul style="list-style-type: none"> (a) details of car parking provision for the Eastern and Western Development Zones, in accordance with London Plan policy 6.13; (b) a detailed Parking Management Strategy for that part of the development (including car club provision); (c) details of cycle parking provision for each of the proposed development zones, in accordance with London Plan policy 6.9; (d) details of the location and specification of electric car charging points; (e) details of pickup and drop off facilities for the hospital (in applications relating to the hospital only); (f) details of motorcycle and scooter parking; (g) details of pedestrian and cycle routes throughout that part of the scheme and how this relates to the overall site-wide approach as set out in the Design Guidelines; (h) details of pedestrian and vehicle signage and wayfinding within the development; (i) details of enforcement procedures for parking offences on unadopted roads; <p>Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out in accordance with the approved Parking and Access Statement.</p> <p>REASON: To ensure that adequate levels of parking are proposed, that sustainable means of transport are encouraged and to ensure that no unacceptable increase in traffic movements result, in line with the recommendations of the Transport Assessment, the addendum to the Transport Assessment and Environmental Impact Assessment, in accordance with the National Planning Policy Framework, London Plan (2011) policies 6.3 and 6.13, Core Strategy (2012) policy CS1 and Policy DM42 of the Development Management Policies Local Plan.</p>
19	<p>Applications for approval of Reserved Matters submitted pursuant to this permission shall be accompanied by a detailed Levels Plan. This plan shall explain details of the levels of the buildings, roads and footpaths in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site.</p> <p>REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and land contamination, in accordance with the Environmental Impact Assessment, in accordance with the National Planning Policy Framework, London Plan (2011) policy 5.21, Core Strategy (2012) policy CS1 and Policy DM9 of the Development</p>

	Management Policies Local Plan.
20	<p>Prior to the commencement of any part of the Reserved Matters within the Central Development Zone (excluding demolition), a scheme for the improvement of the safety and amenity of bus passengers on Brockley Hill shall be implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure that the development helps support the achievement of the mode shift targets within the submitted Transport Assessment, in the interests of mitigating the transport impacts of the development on surrounding roads in accordance with policy objectives of the London Plan and Harrow Core Strategy.</p>
21	<p>Prior to the occupation of any building within the Central Development Zone, a Delivery and Servicing Plan shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority.</p> <p>REASON: To ensure that the impacts of the development throughout its operation, are properly managed, in the interests of public amenity, in accordance with Policy DM43 of the Development Management Policies Local Plan.</p>
22	<p>(A) No development shall take place in the Eastern Development Zone until the applicant has secured the implementation of a programme of archaeological mitigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.</p> <p>(B) No development or demolition shall take place in the Eastern Development Zone other than in accordance with the Written Scheme of Investigation approved under Part (A).</p> <p>(C) Development within the Eastern Development Zone shall not be occupied until the site investigation and post investigation assessment for that phase has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.</p> <p>REASON: Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with the Environmental Impact Assessment and recommendations given by the Borough, the National Planning Policy Framework, London Plan policy 7.8 and Core Strategy policy CS1.</p>
23	(A) No development shall take place in the Eastern or Western

Development Zones until the applicant has secured the implementation of a programme of archaeological recording of the standing historic buildings in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.

(B) No development or demolition shall take place in the Eastern or Western Development Zones other than in accordance with the Written Scheme of Investigation approved under Part (A).

(C) Development within the Eastern and Western Development shall not be occupied until the site investigation and post investigation assessment for that phase has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

REASON: Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with the Environmental Impact Assessment and recommendations given by the Borough, the National Planning Policy Framework, London Plan policy 7.8 and Core Strategy policy CS1.

- 24 Prior to commencement of each phase of the Outline element of the development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), no development shall take place until a scheme 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:
- (a) A site investigation scheme undertaken by competent persons, based on the submitted Phase 1 Ground Conditions Report (produced by Clarke Nicholls Marcel, dated September 2012), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. The report of the findings must include:-
- (i) A survey of the extent, scale and nature of contamination
 - (ii) An assessment of the potential risks to
 - Human health
 - Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
 - Adjoining land
 - Groundwaters and surface waters
 - Ecological systems
 - Archaeological sites and ancient monuments
- (b) The results of the site investigation and detailed risk assessment referred to in (a) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures

	<p>required and how they are to be undertaken.</p> <p>(c) 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 (b) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.</p> <p>Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out in accordance as approved.</p> <p>REASON: To protect groundwater and the future end users of the site and neighbouring sites, in accordance with the Environmental Impact Assessment and in line with the requirements of the National Planning Policy Framework and London Plan policies 5.3 and 5.21, Core Policy CS 1 and Policy DM15 of the Development Management Policies Local Plan.</p>
25	<p>In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.</p> <p>REASON: To protect groundwater and the future end users of the site and neighbouring sites, in accordance with the Environmental Impact Assessment and in line with the requirements of the National Planning Policy Framework and London Plan policies 5.3 and 5.21, Core Policy CS 1 and Policy DM15 of the Development Management Policies Local Plan.</p>
26	<p>Prior to occupation of buildings in each phase of development, a verification report demonstrating completion of the works set out in the approved remediation strategy for that phase and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved.</p> <p>REASON: To protect groundwater and future end users of the site, in accordance with the Environmental Impact Assessment and in line with the requirements of the National Planning Policy Framework and London Plan policy 5.21. This condition ensures that any verification works identified in the plan are successfully carried out.</p>

27	<p>Prior to the submission of the first reserved matters application(s), a drainage strategy for the entire site, which includes details of surface water drainage and details for the disposal of foul water, shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the sewerage undertaker. This drainage strategy shall provide details of any on and/or off site drainage works. In accordance with the submitted Flood Risk Assessment (produced by cnm, revision P4, dated January 2013), the drainage strategy shall include:</p> <ul style="list-style-type: none"> o SuDS features, including green roofs, ponds, swales and infiltrations strips. o Soakage tests for where infiltration is proposed. o All required attenuation to be provided using above ground SuDS. o Runoff following development to be limited to no greater than 5 litres per second per hectare, up to the 1 in 100 year event plus climate change. o Details of how the scheme shall be maintained and managed after completion. <p>Any application for Reserved Matters shall be in accordance with the approved drainage strategy. Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out only in accordance with the approved strategy.</p> <p>REASON: To ensure that the development has adequate foul and surface water drainage facilities to serve the new development, to reduce and mitigate the effects of flood risk, in accordance with the Environmental Impact Assessment, in line with the recommendations of National Planning Policy Framework and Core Strategy (2012) policy CS1</p>
28	<p>No infiltration of surface water drainage into the ground is 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 controlled waters. The development shall be carried out in accordance with the approved details.</p> <p>REASON: To protect groundwater and future end users of the site, in accordance with the Environmental Impact Assessment and in line with the requirements of the National Planning Policy Framework and London Plan policy 5.21.</p>
29	<p>A scheme for the provision and management of at least a five metre wide buffer zone alongside the watercourse and ponds shall be submitted to and agreed in writing by the local planning authority prior to the submission of the first reserved matters application(s). Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority.</p> <p>REASON: To safeguard the ecology and biodiversity alongside</p>

	<p>watercourses and ponds, in accordance with the Environmental Impact Assessment and in line with the requirements of the National Planning Policy Framework, London Plan policies 5.3 and 7.19 and Core Strategy policy CS1.</p>
30	<p>A detailed Method Statement for removing the Japanese Knotweed on site shall be submitted to and agreed in writing by the Local Planning Authority prior to the submission of the first reserved matters application(s). The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. REASON: To safeguard the ecology and biodiversity of the area, in accordance with the Environmental Impact Assessment and in line with the requirements of the National Planning Policy Framework, London Plan policy 7.19 and Core Strategy policy CS1.</p>
31	<p>No demolition of buildings or removal of trees or shrubs shall take place in any phase of development hereby permitted until up to date bat and breeding bird surveys have been submitted to and approved by the Local Planning Authority for that phase of development. If evidence of bat or breeding birds are found prior to demolition, specific mitigation measures should be included in any submission for the written approval of the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. REASON: To safeguard the ecology and biodiversity of the area, in accordance with the Environmental Impact Assessment and in line with the requirements of the National Planning Policy Framework, London Plan policy 7.19 and Core Strategy policy CS1.</p>
32	<p>No impact piling shall take place on site until a Piling Method Statement has been submitted and approved in writing by the Local Planning Authority. The Piling Method Statement shall include full details of the type of piling to be undertaken, the methodology by which such piling will be carried out and measures to prevent and minimise any impacts on habitats and species. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. REASON: To safeguard the ecology and biodiversity of the area, in accordance with the Environmental Impact Assessment and in line with the requirements of the National Planning Policy Framework, London Plan policy 7.19 and Core Strategy policy CS1.</p>
33	<p>Notwithstanding the Energy Strategy submitted, a revised site-wide energy strategy shall be submitted to and agreed in writing by the local planning authority prior to the submission of the first reserved matters application(s). Any application for Reserved Matters shall be in accordance with the approved Energy Strategy. REASON: To ensure that the development contributes to climate change</p>

	<p>mitigation by meeting the highest standards of sustainable design and construction and achieving an adequate reduction in carbon dioxide emissions from onsite renewable generation, in accordance with the Environmental Impact Assessment, in line with the principles set out in the approved Energy Statement, in accordance with the National Planning Policy Framework, London Plan (2011) policies 5.2, 5.3, 5.5, 5.6, 5.7, 5.10 and 5.11 and Harrow Core Strategy (2012) policy CS1.</p>
34	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development which would otherwise fall within Classes A, B, C, D, E and F in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.</p> <p>REASON: To safeguard the character of the area and Green Belt openness by restricting the amount of site coverage and size of dwellings in relation to the size of the plot and to safeguard the amenity of neighbouring residents, in accordance with London Plan (2011) policies 7.4 and 7.16, Harrow Core Strategy (2012) policy CS1 and Policy DM1 of the Development Management Policies Local Plan.</p>
35	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2010 (or any order revoking and re-enacting that order with or without modification), no development which would otherwise fall within Classes A or B in Part 32 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.</p> <p>REASON: To safeguard the character of the area and Green Belt openness by restricting the amount of site coverage, in accordance with London Plan (2011) policies 7.4 and 7.16, Harrow Core Strategy (2012) policy CS1 and Policy DM1 of the Development Management Policies Local Plan.</p>
36	<p>The Detailed Element hereby permitted shall not be commenced until works for the disposal of surface water, attenuation and storage details have been submitted to, and approved in writing by, the local planning authority. In accordance with the submitted Flood Risk Assessment (produced by cnm, revision P4, dated January 2013), runoff following development must be limited to no greater than 133 litres per second up to the 1 in 100 year event plus climate change. The development shall be carried out in accordance with the approved details and shall thereafter be retained.</p> <p>REASON: To ensure that the development has adequate drainage facilities, to reduce and mitigate the effects of flood risk, in accordance with the Environmental Impact Assessment, in line with the recommendations of Core Strategy (2012) policy CS1 and the NPPF.</p>
37	<p>Notwithstanding the details submitted, the Detailed Element hereby</p>

	<p>permitted shall not be commenced until full details of lighting relating to the Detailed Element have been submitted to and approved in writing by the Local Planning Authority. These details shall be reviewed by a suitably qualified ecologist and shall include details of the intensity of light emissions, including the surface area to be illuminated. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure that the proposed lighting would not unduly impact on biodiversity, in line with the recommendations of London Plan (2011) policy 7.19 and Core Strategy (2012) policy CS1.</p>
38	<p>The Detailed Element hereby permitted shall not be commenced until full details of tree protection measures relating to the trees outlined in pink on each of the relevant drawings No 32-1011.06 (Tree Retention + Removal Plans, date 11.02.13) are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To safeguard the Green Belt and the character and appearance of the area and to enhance the appearance of the development, in line with the requirements of London Plan (2011) policies 7.4 and 7.21, Core Strategy (2012) policy CS1 and Policy DM22 of the Development Management Policies Local Plan.</p>
39	<p>Notwithstanding the details submitted, the carparking areas related to the Detailed Element hereby permitted shall not be brought into use until there has been submitted to, and approved in writing by, the Local Planning Authority, a full scheme of soft landscape works for the site, including planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To safeguard the Green Belt and the character and appearance of the area and to enhance the appearance of the development, in line with the requirements of London Plan (2011) policies 7.4 and 7.21, Core Strategy (2012) policy CS1 and Policy DM22 of the Development Management Policies Local Plan.</p>
40	<p>All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first use of the carparking areas, or the completion of the development, whichever is the sooner. Any existing or 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.</p> <p>REASON: To safeguard the Green Belt and the character and appearance</p>

of the area and to enhance the appearance of the development, in line with the requirements of London Plan (2011) policies 7.4 and 7.21, Core Strategy (2012) policy CS1 and Policy DM22 of the Development Management Policies Local Plan.

1	<p>INFORMATIVE:</p> <p>The local planning authority considers that the principle of the hybrid application for the comprehensive redevelopment of the site to provide new hospital buildings worthy of the world class reputation of the Royal National Orthopaedic Hospital 'enabled' by new residential development is acceptable, notwithstanding the location of the site in the Green Belt, and the particular environmental and physical characteristics of the site.</p> <p>The application material, including the Environmental Information contained within the Environmental Statement, Traffic Assessment and numerous other technical reports demonstrate that the proposals will result in significant, prolonged and permanent changes within the site and surrounding environs. However, the proposals have been developed to adhere to the masterplan for redevelopment of the site, recognising the objectives of the use of green belt land, with particular regard to the policy requirements to promote openness ensuring that the existing ad-hoc and piecemeal layout of uses and spaces within the site is replaced with a layout of function that responds positively to the sites roles within the 'Green Grid' emerging in this part of London.</p> <p>The masterplan for the development of the site has been informed by the sensitivity of the ecological assets that the site enjoys and the proposals will result in long term and permanent impacts on the ecological assets of the area. Nonetheless, the robust use of conditions, development obligations and mitigation strategies proposed will ensure the overall impact on development will not adversely impact on the long-term ecological importance of the site.</p> <p>The site is located within an area of low public transport accessibility and car ownership levels in this part of the borough are high. The proposals will result in significant levels of additional vehicular traffic through and around the site. To mitigate against the increased levels of vehicular activity in the locality, contributions are sought in relation to strategies to ensure that highway safety and convenience is maintained including the provision of bus routes through the site and these strategies are considered to be appropriate and proportionate.</p> <p>Having regard to the environmental, economic and social impacts of development, the development will result in significant levels of investment derived from the development to support existing and future</p>
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jobs on the site whilst providing for world class healthcare facilities on the site. The particular environmental impacts of the development are acknowledged. However, having regard to the robust mitigation strategies proposed for the development, the provisions of the NPPF and the adopted and emerging development plan document and all other material planning considerations including representations received through the consultation process, the proposals are considered to represent a viable, and on balance, acceptable form of development.

The following policies in the NPPF, and the Harrow Development Plan are relevant to this decision:

National Planning Policy and Guidance

National Planning Policy Framework (2012)

Assessing needs and opportunities: a companion guide to PPG17

The London Plan (2011):

- 1.1 Delivering the Strategic Vision and Objectives for London
- 2.7 Outer London: Economy
- 2.8 Outer London: Transport
- 2.18 Green Infrastructure: The Network of Open and Green Spaces
- 3.1 Ensuring Equal Life Chances for All
- 3.2 Improving Health and Addressing Health Inequalities
- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.6 Children and Young People's Play and Informal Recreation Facilities
- 3.7 Large Residential Developments
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities
- 3.11 Affordable Housing Targets
- 3.12 Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes
- 3.13 Affordable Housing Thresholds
- 3.16 Protection and Enhancement of Social Infrastructure
- 3.17 Health and Social Care Facilities
- 3.18 Education Facilities
- 3.19 Sports Facilities
- 4.5 London's Visitor Infrastructure
- 4.12 Improving Opportunities for All
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.6 Decentralised Energy in Development Proposals
- 5.7 Renewable Energy
- 5.9 Overheating and Cooling
- 5.10 Urban Greening
- 5.11 Green Roofs and Development Site Environs
- 5.12 Flood Risk Management

- 5.13 Sustainable Drainage
- 5.15 Water Use and Supplies
- 5.21 Contaminated Land
- 6.1 Strategic Approach
- 6.2 Providing Public Transport Capacity and Safeguarding Land for Transport
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.4 Enhancing London's Transport Connectivity
- 6.5 Funding Crossrail and Other Strategically Important Transport Infrastructure
- 6.7 Better Streets and Surface Transport
- 6.9 Cycling
- 6.10 Walking
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.1 Building London's Neighbourhoods and Communities
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 7.13 Safety, Security and Resilience to Emergency
- 7.14 Improving Air Quality
- 7.15 Reducing Noise and Enhancing Soundscapes
- 7.16 Green Belt
- 7.18 Protecting Local Open Space and Addressing Local Deficiency
- 7.19 Biodiversity and Access to Nature
- 7.21 Trees and Woodlands

Local Development Framework Core Strategy

Harrow Core Strategy (2012)

- CS1 Overarching Policy
- CS7 Stanmore and Harrow Weald

Development Management Policies Local Plan (2013)

- DM1 Achieving a High Standard of Development
- DM2 Achieving Lifetime Neighbourhoods
- DM3 Protected Views and Vistas
- DM6 Areas of Special Character
- DM7 Heritage Assets
- DM8 Enabling Development
- DM9 Managing Flood Risk
- DM10 On Site Water Management and Surface Water Attenuation
- DM11 Protection and Enhancement of Rivers Corridors and Watercourses
- DM12 Sustainable Design and Layout
- DM13 Decentralised Energy Systems
- DM14 Renewable Energy Technology

<p>DM15 Retention and Remediation of Contaminated Land DM16 Maintaining the Openness of the Green Belt and Metropolitan Open Land DM17 Beneficial Use of the Green Belt and Metropolitan Open Land DM19 Provision of Open Space DM20 Protection of Biodiversity and Access to Nature DM21 Enhancement of Biodiversity and Access to Nature DM22 Trees and Landscaping DM24 Housing Mix DM27 Amenity Space DM28 Children and Young People’s Play Facilities DM42 Parking Standards DM43 Transport Assessments and Travel Plans DM44 Servicing DM45 Waste Management DM46 New Community, Sports and Education Facilities DM50 Planning Obligations</p> <p><i>Evidence Base Documents</i> Strategic Flood Risk Assessment (2009) Open Space PPG17 Study (2011) Habitats Regulations Assessment (2010) Outdoor Sports Strategy (2013)</p> <p>London Borough of Harrow Unitary Development Plan (2004): EP12 Control of Surface Water Run-Off EP22 Contaminated Land EP25 Noise EP26 Habitat Creation and Enhancement EP27 Species Protection EP29 Tree Masses and Spines EP31 Areas of Special Character EP35 Major Developed Sites in the Green Belt EP38 Recreational Uses in the Green Belt EP41 Green Belt Management Strategy D4 The Standard of Design and Layout D10 Trees and New Development D12 Locally Listed Buildings D14 Conservation Areas D19 Ancient Monuments D20/D21/D22 Sites of Archaeological Importance D23 Lighting, including Floodlighting T6 The Transport Impact of Development Proposals T13 Parking Standards T15 Servicing of New Developments H7 Dwelling Mix R4 Outdoor Sports Facilities R7 Footpaths, Cyclepaths and Bridleways</p>
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	<p>R8 Play Areas R13 Leisure Facilities C2 Provision of Social and Community Facilities C8 Healthcare and Social Services C17 Access to Leisure, Recreation, Community and Retail Facilities</p> <p>Supplementary Planning Documents Supplementary Planning Document Sustainable Building Design (2009) Supplementary Planning Document Access For All (2006) Supplementary Planning Document Accessible Homes (2010) Supplementary Planning Document Residential Design Guide (2010) Mayor of London Supplementary Planning Document Housing (2012)</p> <p>Other Relevant Documents Harrow Biodiversity Action Plan (2007)</p>
2	<p>The following policies in the NPPF, London Plan, Core Strategy and Harrow Unitary Development Plan are relevant to this decision:</p> <p>National Planning Policy and Guidance National Planning Policy Framework (2012) Assessing needs and opportunities: a companion guide to PPG17</p> <p>The London Plan (2011):</p> <ul style="list-style-type: none"> 1.1 Delivering the Strategic Vision and Objectives for London 2.7 Outer London: Economy 2.8 Outer London: Transport 2.18 Green Infrastructure: The Network of Open and Green Spaces 3.1 Ensuring Equal Life Chances for All 3.2 Improving Health and Addressing Health Inequalities 3.3 Increasing Housing Supply 3.4 Optimising Housing Potential 3.5 Quality and Design of Housing Developments 3.6 Children and Young People's Play and Informal Recreation Facilities 3.7 Large Residential Developments 3.8 Housing Choice 3.9 Mixed and Balanced Communities 3.11 Affordable Housing Targets 3.12 Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes 3.13 Affordable Housing Thresholds 3.16 Protection and Enhancement of Social Infrastructure 3.17 Health and Social Care Facilities 3.18 Education Facilities 3.19 Sports Facilities 4.5 London's Visitor Infrastructure 4.12 Improving Opportunities for All 5.2 Minimising Carbon Dioxide Emissions

	<ul style="list-style-type: none"> 5.3 Sustainable Design and Construction 5.6 Decentralised Energy in Development Proposals 5.7 Renewable Energy 5.9 Overheating and Cooling 5.10 Urban Greening 5.11 Green Roofs and Development Site Environs 5.12 Flood Risk Management 5.13 Sustainable Drainage 5.15 Water Use and Supplies 5.21 Contaminated Land 6.1 Strategic Approach 6.2 Providing Public Transport Capacity and Safeguarding Land for Transport 6.3 Assessing Effects of Development on Transport Capacity 6.4 Enhancing London's Transport Connectivity 6.5 Funding Crossrail and Other Strategically Important Transport Infrastructure 6.7 Better Streets and Surface Transport 6.9 Cycling 6.10 Walking
3	<ul style="list-style-type: none"> 6.12 Road Network Capacity 6.13 Parking 7.1 Building London's Neighbourhoods and Communities 7.2 An Inclusive Environment 7.3 Designing Out Crime 7.4 Local Character 7.5 Public Realm 7.6 Architecture 7.8 Heritage Assets and Archaeology 7.13 Safety, Security and Resilience to Emergency 7.14 Improving Air Quality 7.15 Reducing Noise and Enhancing Soundscapes 7.16 Green Belt 7.18 Protecting Local Open Space and Addressing Local Deficiency 7.19 Biodiversity and Access to Nature 7.21 Trees and Woodlands <p>Local Development Framework Core Strategy Harrow Core Strategy (2012) CS1 Overarching Policy CS7 Stanmore and Harrow Weald</p> <p>Development Management Policies Local Plan (2013) DM1 Achieving a High Standard of Development DM2 Achieving Lifetime Neighbourhoods DM3 Protected Views and Vistas DM6 Areas of Special Character</p>

	<p>DM7 Heritage Assets DM8 Enabling Development DM9 Managing Flood Risk DM10 On Site Water Management and Surface Water Attenuation DM11 Protection and Enhancement of Rivers Corridors and Watercourses DM12 Sustainable Design and Layout DM13 Decentralised Energy Systems DM14 Renewable Energy Technology DM15 Retention and Remediation of Contaminated Land DM16 Maintaining the Openness of the Green Belt and Metropolitan Open Land DM17 Beneficial Use of the Green Belt and Metropolitan Open Land DM19 Provision of Open Space DM20 Protection of Biodiversity and Access to Nature DM21 Enhancement of Biodiversity and Access to Nature DM22 Trees and Landscaping DM24 Housing Mix DM27 Amenity Space DM28 Children and Young People's Play Facilities DM42 Parking Standards DM43 Transport Assessments and Travel Plans DM44 Servicing DM45 Waste Management DM46 New Community, Sports and Education Facilities DM50 Planning Obligations</p>
4	<p>Evidence Base Documents Strategic Flood Risk Assessment (2009) Open Space PPG17 Study (2011) Habitats Regulations Assessment (2010) Outdoor Sports Strategy (2013)</p> <p>London Borough of Harrow Unitary Development Plan (2004): EP12 Control of Surface Water Run-Off EP22 Contaminated Land EP25 Noise EP26 Habitat Creation and Enhancement EP27 Species Protection EP29 Tree Masses and Spines EP31 Areas of Special Character EP35 Major Developed Sites in the Green Belt EP38 Recreational Uses in the Green Belt EP41 Green Belt Management Strategy D4 The Standard of Design and Layout D10 Trees and New Development D12 Locally Listed Buildings D14 Conservation Areas D19 Ancient Monuments</p>

	<p>D20/D21/D22 Sites of Archaeological Importance D23 Lighting, including Floodlighting T6 The Transport Impact of Development Proposals T13 Parking Standards T15 Servicing of New Developments H7 Dwelling Mix R4 Outdoor Sports Facilities R7 Footpaths, Cyclepaths and Bridleways R8 Play Areas R13 Leisure Facilities C2 Provision of Social and Community Facilities C8 Healthcare and Social Services C17 Access to Leisure, Recreation, Community and Retail Facilities</p> <p>Supplementary Planning Documents Supplementary Planning Document Sustainable Building Design (2009) Supplementary Planning Document Access For All (2006) Supplementary Planning Document Accessible Homes (2010) Supplementary Planning Document Residential Design Guide (2010) Mayor of London Supplementary Planning Document Housing (2012)</p> <p>Other Relevant Documents Harrow Biodiversity Action Plan (2007)</p>
5	<p>INFORMATIVE: COMMUNITY INFRASTRUCTURE LEVY Please be advised that approval of this application (either by Harrow Council, or subsequently by PINS if allowed on Appeal following a Refusal by Harrow Council) will attract a liability payment of £1,939,280 of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and S211 of the Planning Act 2008.</p> <p>Harrow Council as CIL collecting authority on commencement of development will be collecting the Mayoral Community Infrastructure Levy (CIL). Your proposal is subject to a CIL Liability Notice indicating a levy of £1,939,280 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of sqm You are advised to visit the planningportal website where you can download the appropriate document templates. http://www.planningportal.gov.uk/planning/applications/howtoapply/whatto-submit/cil</p> <p>3 COMPLIANCE WITH PLANNING CONDITIONS IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences - You will be in breach of planning permission if you start development</p>

	<p>without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.</p> <ul style="list-style-type: none"> - Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted. - Beginning development in breach of a planning condition will invalidate your planning permission. - If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.
6	<p>INFORMATIVE: STATEMENT UNDER ARTICLE 31 (1)(CC) OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010 (AS AMENDED):</p> <p>This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. The Royal National Orthopaedic Hospital, NHS Trust entered into a Planning Performance Agreement (PPA) in July 2012 with the Council to formalise the pre-application stage of engagement in respect of the proposals. Comprehensive pre-application discussions have taken place with Council officers, Transport for London (TfL), the Greater London Authority (GLA) and other statutory and non-statutory consultees under the terms of the PPA.</p>
7	<p>INFORMATIVE: ENVIRONMENT AGENCY NOTE:</p> <p>The Phase 1 Ground Conditions Report states that a number of site investigation works have been carried out and elevated levels of contamination have been identified. We agree that further site investigation is required, particularly after demolition and the removal of hardstanding when there is maximum accessibility.</p> <p>The site investigations should focus on, but not be restricted to, those areas where contamination was previously identified and where historical activities may have resulted in contamination. These include the area around the incinerator, the landfill areas, parking areas and the east part of the site where surplus material was stockpiled. We would like to see a detailed quantitative risk assessment (DQRA) that provides site specific acceptance criteria for all of the contaminants of concern. The main receptor for the water environment includes two Secondary A aquifers (the Stanmore gravel and the Claygate member) both of which are vulnerable to pollution. The Edgware Brook, Tykes Water and Lymes Brook should also be considered.</p> <p>A watching brief needs to be maintained throughout the enabling works. If there are any visual signs of contamination such as soil discolouration and/or olfactory indications, such as a chemical odour or hydrocarbon smell, the works should be stopped immediately and the local authority informed. A qualified environmental engineer should be called to carry out an investigation of the contamination.</p>

Detailed information will be required for the foundation design and any piled foundations will require a piling risk assessment. This is required to demonstrate that any remediation measures undertaken are safeguarded and that deformation of the ground by piling does not increase the risk of near-surface pollutants migrating to underlying aquifers.

Date of decision: 5 August 2013

B.C. Kuchar

**Beverley Kuchar
Head of Development Management and Building Control**

**Decision Notice Notes are available at
www.Harrow.gov.uk in the Planning section, Planning Documents Decision
Notice Notes**

**This is not a building regulation approval. Your attention is particularly
drawn to the above notes that set out the rights of applicants who are
aggrieved by the decision of the Local Planning Authority.**

DRAFT - DN-COU-GRA
PLMVM528