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- ix) The submission of, and compliance with, a phasing plan prior to the submission of any application for approval of reserved matters pursuant to the planning permission that ensures that the first phase of development is the construction of the hospital. The phasing plan shall include full details of the phasing of the demolition of those existing buildings to be demolished as part of the development.
- x) The use of reasonable endeavours by the applicants to promote and recruit employees, contractors and sub contractors from within the Council's geographical area throughout the construction phase of the development.
- xi) Compliance with an Environmental Management Plan to be agreed in writing with the Council prior to the implementation of the development. This will mitigate the impact of the demolition of the buildings on the land and the construction of the development on the surrounding environment.
- xii) Compliance with the Ecological Management Plan submitted with the application, or an amended plan as agreed in writing with the Council.
- xiii) Compliance with the Landscape Management Plan submitted with the application, or an amended plan as agreed in writing with the Council.
- xiv) The provision of 10% renewable energy in the development by one or a combination of the alternative renewable energy options set out in the Renewable Energy Statement that has been submitted with the application.
- xv) Prior to the demolition of the southern extensions to Eastgate House, the preparation of an appropriate standing building record of the building following any necessary survey that shall be submitted to the Council for its retention, and the use of all reasonable endeavours to retain key structural elements from the aforesaid demolition and to incorporate in these new structures where possible.
- xvi) The submission within eighteen months of the implementation date of details of works for the restoration and continued maintenance of the Ancient Monuments, to include provision of paths and seating and the erection of interpretation boards, and the agreement of arrangements for public display of any archaeological finds from the site.
- xvii) The payment to the Council of a Green Belt Management contribution of £250,000.
- xviii) Access to the car parking area adjacent to the existing sports field shall be maintained, and the car park retained, for public use in accordance with details to be agreed in writing with the Council.
- xix) The provision of a replacement Hospital School and measures to ensure continuity of provision during, and post, construction, in conjunction with the Local Education Authority.
- xx) To enter into highway agreements, prior to implementation, with the Council and other highway authorities as appropriate regarding works to:
- the access off Wood Lane on the southern and western boundaries;
 - improvements to the main access from Brockley Hill; and

- the construction of a new roundabout at the existing Brockley Hill / Wood Lane priority junction at the south east of the land.

(2) A formal decision notice, subject to the planning conditions reported, be issued only upon the completion, by the applicant, of the aforementioned agreement.

[Notes: (1) Prior to discussing the above application, the Committee received representations from two objectors and two representatives of the applicants, which were noted. Following receipt of the representations, some Members of the Committee and a Member, who was permitted to speak in accordance with Committee Procedure Rule 4.1, asked questions of the applicant's representatives;

(2) it was noted that an e-mail (and not a letter as stated in the addendum) had been received from the RNOH Trust confirming that it would welcome the continuing involvement of local groups including HA21, the Nature Conservation Forum and the Harrow Heritage Trust in the finalisation of the Landscape and Ecology Management Plans and their implementation;

(3) prior to the Committee taking a decision on the application, additional questions from members of the public present were answered by the Director of Strategic Planning during which he indicated that regular Part I progress reports would be provided to future meetings of the Development Control Committee on the RNOH development;

(4) Councillors Blann, Idaikkadar, Miles, Mrs R Shah and Anne Whitehead wished to be recorded as having voted for the decision to grant the application;

(5) Councillors Marilyn Ashton, Billson, Janet Cowan, Mrs Joyce Nickolay and John Nickolay wished to be recorded as having abstained from voting on the application].

(See also Minutes 1063, 1064 and 1067).
