

HARROW COUNCIL

SUPPLEMENTAL ADDENDUM

PLANNING COMMITTEE

DATE : 26<sup>th</sup> September 2018

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| 1/01 | <p><b><u>Heads of Terms (Addendum pages 1 to 2)</u></b></p> <p>The following amendments to the heads of terms on addendum 1 are proposed:</p> <p><u>Occupation Restrictions:</u></p> <ul style="list-style-type: none"> <li>All persons aged 55 and over (with the exception of the wheelchair accessible flats)</li> <li><b><u>Nominations to the scheme will comply with the agreed Nomination Deed entered into by HCHA and Harrow Council and will comply with the Local Authorities criteria for receipt of care in place at the time of the nomination. Each applicant for housing to have received the appropriate assessment of their Care and Social Housing needs following the LA criteria and prior to the nomination being agreed. This process will exclude those people being decanted from the existing Wolstenholme Scheme.</u></b></li> </ul> <p><u>Transport and Highways:</u></p> <ul style="list-style-type: none"> <li>The approved Travel Plan shall be implemented on first occupation of any part of the development.</li> <li>A travel plan bond of £10,000 shall be paid to secure the implementation of all measures specified in the revised TP. In addition a £5,000 monitoring fee shall be paid to cover the cost of monitoring the travel plan. The developer to ensure the effective implementation, monitoring and management of the travel plan for the site.</li> <li><b><u>All future surveys as part of on-going monitoring of the Travel Plan must be compliant with TfL's ATTrBuTE assessment criteria. Surveys should have a response rate of at least 50%, otherwise the survey may need to be conducted again at the developer's expense.</u></b></li> <li>Should the travel plan not fulfil its agreed targets by year 5, the life of the travel plan may be extended, the cost of which will be met by the developer.</li> </ul> <p><u>Sustainability:</u></p> <ul style="list-style-type: none"> <li><b><u>A financial contribution of £68,538 towards carbon offsetting measures to be invested in Harrow Churches Housing Association properties within the London Borough of Harrow, subject to a</u></b></li> </ul> |
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**detailed agreement.**

**Planning Conditions Pages 2 to 21**

- Remove condition 16 relating to wildflower meadow areas.

This is no longer considered to be feasible given the limited spaces within the site to provide any meaningful biodiversity benefit.

**Informatives**

Add the following to Informative 1 of the committee report:

Planning Practice Guidance on Conserving and enhancing the historic environment  
Historic England Good Practice Advice in Planning Note 3  
Old Church Lane Conservation Area Appraisal and Management Strategy  
including its guidance notes:  
The Listed Building Act Section 66

1/02

**Addendum Item 1:**

**Heads of Terms Update (Page 93)**

*Amend the affordable housing obligation as follows:*

- An early stage review mechanism
- A financial contribution of £977,172 to deliver off-site affordable housing in the Borough

**Addendum Item 2:**

**Consultation Update (Page 105)**

*Add the following comments to the LBH Planning Policy consultation response:*

We are open to removing the late stage review given the unique reasons provided by the applicant. This should therefore not be taken as setting a precedent. Our consultants, while concurring with the methodology for determining the proposed contribution, has continued to express concerns about the high abnormalities included by the applicant in the viability appraisal. If these abnormalities were to be removed, the consultants have calculated that the contribution would be £977,172. If the applicant can agree to a revised contribution of £977,172, we would accept removal of the requirement for a late stage review.

**Addendum Item 3:**

**Affordable Housing Update (page 146)**

*Amend paragraph 6.9.7 as follows:*

Officers therefore consider that an early stage review mechanism should be employed to ensure that in the event that the commencement of the development is delayed, a viability reappraisal can be undertaken to capture any improvement in market conditions that will allow provision for affordable housing contributions to be sought as part of the development. This approach is in line with Policy 3.12 of the London Plan.

Whilst, the Applicant is willing to accept an early stage review requiring development to commence within 24 months from the date of the planning permission, a late stage review mechanism would mean that the development is undeliverable due to the commercial uncertainty it poses, particularly given the proposal relates to a relatively new residential product in London. Therefore, in consultation with the Council's independent viability assessors it has been agreed that a financial payment of £977,172 can be made in lieu of the late stage viability review. This figure has been derived based on what is an absolute best case commercial outlook today and building in industry expectations on future growth (which would normally be reflected in any late stage review), the result is the proposed payment of £977,172 which has been agreed with the Council's independent viability assessors. This approach provides certainty with respect to developer contributions, thereby assisting the scheme to be funded / delivered whilst securing what is considered to be the likely maximum reasonable affordable housing contribution.

**Addendum Item 4:**

**Planning Obligations Update (page 147)**

*Amend the affordable housing obligation as follows:*

Early stage review mechanism to ensure that if there is an improvement in viability, this contributes to the delivery of affordable housing within the Borough. A financial contribution of £977,172 would go towards delivering off-site affordable housing within the Borough.

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| 2/06 | <p><b>Amend pg 336</b></p> <p><b>DELETE</b><br/>Condition 6 – Landscaping</p> <p><b>INSERT</b><br/>Landscaping</p> <p>6        The development hereby permitted shall not be occupied until there has been submitted to, and approved by, the local planning authority, a scheme including landscape masterplan, hard and soft landscape details:</p> <ul style="list-style-type: none"> <li>- Soft landscape works to include:</li> <li>- Planting plans (at a scale not less than 1:100)</li> <li>- Schedules of plants, noting species, plant sizes, plant container sizes (all at time of planting) and proposed numbers / densities</li> <li>- Written specification of planting and cultivation works to be undertaken</li> <li>- A landscape implementation programme with proposed timing / dates</li> </ul> |

for the works.

The scheme shall also include details of the following:

Tree planting details including tree pits and topsoil / planting medium  
Details of minor artefacts and structures (such as furniture, seats, lighting and any fixing to the building, step and ramp details, retaining walls, refuse and cycle storage enclosures)

- Hard landscape Material Details
- Boundary Treatment
- Levels – a detailed Levels Plan of the proposed finished levels. This document needs to explain details of the levels of the buildings, roads and footpaths in relation to the adjoining land and highways, and any other changes proposed in the levels of the site.
- Landscaping Scheme – Implementation and implementation programme, including a period of 5 year period for replacements of soft landscape
- Landscape Management Plan and Landscape Maintenance including long term design objectives, management responsibilities and maintenance schedules for all the communal landscape areas and communal garden.

A long term Landscape Management Plan and Landscape Maintenance over a 5 year period for the proposed development to ensure the future success of the development, including the long term aims and objectives for the shared communal spaces, roads and parking area.

*Reason: To safeguard the appearance and character of the area, and to enhance the appearance of the development.*

*To ensure that the development makes provision for hard and soft landscaping which contributes (i) to the creation of a high quality, accessible, safe and attractive public realm and (ii) to the enhancement, creation and management of biodiversity within the Heart of Harrow, in accordance with Policies DM22, AAP 7 and AAP 12 of the Local Plan (2013), and to ensure a high standard of design, layout and amenity in accordance with Policy DM1 of the Local Plan.*