



STRATEGIC PLANNING COMMITTEE

THURSDAY 2 OCTOBER 2008

SECOND SUPPLEMENTAL COMMITTEE AGENDA

AGENDA - PART I

11. **Planning Applications Received:**

Report of the Head of Planning - circulated separately.

Item 1/03 - Wood Farm, Wood Lane, Stanmore - Revised report (Pages 1 - 16)

AGENDA - PART II - NIL

Note: In accordance with the Local Government (Access to Information) Act 1985, the following agenda item has been admitted late to the agenda by virtue of the special circumstances and urgency detailed below:-

Agenda item

Special Circumstances/Grounds for Urgency

11. Planning Applications Received. Item 1/03
Revised report Wood Farm, Wood Lane, Stanmore

This revised report was not available at the time the agenda was printed and circulated. Members are requested to consider this item, as a matter of urgency.

Please note that this is a revised report and replaces the report on the main agenda and the additional information contained in the supplemental.

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DEMOLITION OF BUILDINGS, CONSTRUCTION OF 10 DWELLINGS, REFURBISHMENT OF HOUSE AND DAIRY AND ASSOCIATED ENTRANCES, ROADWAYS AND LANDSCAPE WORKS AND CHANGE OF USE OF FARM TO COUNTRY PARK/OPEN SPACE.

REVISED REPORT

Applicant: C P Holdings Limited
Agent: Kenneth W Reed & Associates
Statutory Expiry Date: 13-NOV-06

RECOMMENDATION

Plan 1291/21B, 1291/61, 129172C, 1291/73C, 1291/81C, 1291/83C, 1291/84C,
Nos: 1291/85D, 1291/86D, 1291/87D, 1291/88D, 1291/89D, 1291/90/A, 1291/101/1,
1291/200

INFORM the applicant that:

The proposal is acceptable subject to:

1) The completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:

- (i) All provisions of this agreement shall be carried out at the cost of the applicant
- (ii) The Council shall be indemnified against any claims against it arising from the provisions of this agreement
- (iii) The applicant shall ensure that at all times construction traffic to and from the site uses routes that are agreed with the Highway Authority in writing prior to commencement or demolition or any other work
- (iv) Prior to the first residential occupation a Travel Plan shall be submitted to and agreed by the Council in writing.
- (v) Compliance with an Environmental, Ecology and Landscape Management Plan to be agreed in writing with the Council prior to the implementation of any part of the development.
- (vi) The planning permission shall not be implemented until the leasehold interests on the land subject to the 106 agreement has been determined.
- (vii) The following works shall be completed to the satisfaction of the Local Planning Authority prior to the first occupation of the residential development to a specification to be agreed with the Council prior to the commencement of development.
 - a) Provision of car parking as shown on Plan Ref No 1291/200 and 1291/73C within the area defined as the extension to the Stanmore Country Park
 - b) Provision of pathways and bridleways as shown on Plan Ref No 1291/200 and 1291/61 within the area defined as the extension to the Stanmore Country Park

- c) The erection of a visitors centre on behalf of the Council (not exceeding the limitations in Part 12 of the GPDO 1995) in a location within the Park to be agreed with the Council or the conversion of an existing building for the said purpose.
- d) Works for the clearing, planting and landscaping of the area defined as the Stanmore Country Park shown on Plan No 1291/200
- e) To lay out the public access ways shown on Plan Ref No 1291/200 and 1291/61

2) A formal decision to **GRANT**, subject to planning conditions noted below will be issued only upon the completion of the aforementioned legal agreement and the advertisement/referral of the application to the Government Office For London in accordance with the Development Plans and Consultation Departure Direction 1999 and the Green Belt Direction 2005.

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

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

2 The design and construction of the units hereby approved according to British Research Establishment Ltd EcoHomes Guidance Document 2005/1.1 March 2005 (BREAM Code 3).

3 Prior to the use or occupation of any part of the development hereby permitted, measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development shall be installed in accordance with details to be submitted to and approved in writing by the local planning authority. Any such 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:

1. 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';

2. 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'.

Following implementation the works shall thereafter be retained.

REASON: 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 Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

4 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.

The boundary treatment shall be completed:

a: before the use hereby permitted is commenced

b: before the building(s) is/are occupied

c: in accordance with a timetable agreed in writing with the local planning authority

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

5 No demolition or site works in connection with the development hereby permitted shall commence before:-

(a) the boundary

of the residential site is enclosed by a close-boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

6 The access carriageways shall be constructed to base course in accordance with the specification and levels agreed before works commence on the building(s) hereby permitted, and the carriageways and footways completed before any building is occupied in accordance with details to be submitted to, and approved by, the local planning authority. The development shall thereafter be retained.

REASON: To ensure that the traffic generated by the building operations will not interfere with the free flow of traffic on the public highway and that the roads and footways shall be of an adequate specification for the anticipated traffic.

7 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 schedule of plants, noting species, plant sizes and proposed numbers/densities. All planting on site, except within privately owned gardens, shall be only of locally native plant species of UK genetic origin

REASON: To safeguard the appearance and character of the area, to enhance the appearance of the development and to meet the requirement of the Environment Agency.

8 No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority.

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 future highway improvement.

9 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

- (a) the extension/building(s)
- (b) the ground surfacing
- (c) the boundary treatment

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

10 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 to E in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot and availability of:-

- (a) amenity space
- (b) parking space

and to safeguard the amenity of neighbouring residents.

11 Before any part of the development hereby permitted commences details of a mitigation strategy for the following protected species that have been identified in and around the site shall be submitted to and approved in writing by the Local Planning Authority namely: Bats, Barn Owls, Grass Snakes. The Mitigation Strategy shall include details pursuant to the earlier Outline Mitigation Strategy for Birds that has been submitted.

REASON: In the interest of nature conservation and to comply with HUDP policies EP27 and EP28.

12 Before any part of the development hereby permitted commences details of a programme of eradication of Japanese Knotweed that has been identified on the site shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of nature conservation and to comply with HUDP Policy EP26.

13. Details of all external lighting to the residential properties , the access thereto and the land around the dwellings shall be submitted to and agreed by the Council prior to the first taxable occupation . Such information shall include the location , height and design of all lighting columns and lamps, the intensity of light to be emitted and the surface area to be illuminated. REASON To maintain the amenities of the area and to maintain intrinsically dark areas as requested by the Environment Agency.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

London Plan:

- 3A.1 Increasing London's supply of housing
- 3A.2 Borough housing targets
- 3A.5 Housing choice
- 3D.9 Green Belt
- 3D.14 Biodiversity and nature conservation
- 4A.1 Tackling climate change
- 4A.7 Renewable Energy
- 4A.14 Sustainable drainage
- 4A.17 Water quality
- 4B.1 Design principles for a compact city

Harrow Unitary Development Plan:

- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D11 Statutorily Listed Buildings
- D12 Locally Listed Buildings
- D16 Conservation Area Priority
- C17 Access to Leisure, Recreation, Community and Retail Facilities
- EP13 Culverting and Deculverting
- EP26 Habitat Creation and Enhancement
- EP27 Species Protection
- EP28 Conserving and Enhancing Biodiversity
- EP29 Tree Masses and Spines
- EP31 Areas of Special Character
- EP32 Green Belt-Acceptable Land Uses
- EP 33 Development in the Green Belt
- EP36 Agriculture
- EP37 Re-Use of Existing Buildings in the Green Belt
- EP41 Green Belt Management Strategy
- H17 Access for Special Households with Particular Needs
- R7 Footpaths, Cyclepaths and Bridleways
- SEP5 Structural Features
- T6 The Transport Impact of Development Proposals
- T13 Parking Standards

Government Guidance:

PPS1, PPG2, PPS3, PPG15, Circular 11/2005 The Town and Country Planning (Green Belt) Direction 2005

2 INFORMATIVE:

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.

3 INFORMATIVE:

Harrow Council has published a leaflet "ACCESS FOR ALL", containing design guidelines for the provision of safe and convenient access for all disabled groups. A copy is attached.

4 INFORMATIVE:

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (ie those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.

(Please note that any reference in this informative to "planning supervisor" has no connection with any Planning Officers within Harrow's Planning Services or with the Town and Country Planning Act 1990.)

5 INFORMATIVE:

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 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.
- 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 INFORMATIVE:

Evidence of the possibility of Badgers living in and around the site has been discovered. The applicants and their building contractors and professional/technical consultants are to be aware that under the provisions of the Protection of Badgers Act 1992 it is an offence to kill or harm badgers and their setts. Should badgers and /or their setts be identified during works that are carried out in the development of the site, it is a duty of the applicants and their contractors to notify Natural England immediately.

7 INFORMATIVE

Essential tree felling and works should avoid the bird nesting season generally March to August. Trees to be felled should be inspected for bats prior to felling notwithstanding the mitigation strategy.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Cessation of agricultural use (EP32, EP36)
- 2) Impact of housing proposal on the character and appearance of the Green Belt (SEP5, EP32, EP 33, EP41, D4)
- 3) Impact on Area of Special Character (4B.1) (SEP5, EP31, D4)
- 4) Design and Appearance of proposal and Impact on character and appearance of Conservation Area (4B.1) (D4, D16)
- 5) Setting of Listed Buildings (D11)
- 6) Impact on SINC and trees (3D.9) (SEP5, EP29, EP41)
- 7) Country Park proposals (3D.9) (EP47, R6, R7, C17)
- 8) Residential amenity (D4, D5)
- 9) Access and parking (T6, T13)
- 10) S17 Crime & Disorder Act (D4)
- 11) Consultation Responses

INFORMATION

The determination of this application was deferred at the last meeting of the Committee for further investigations to be made. Section 2 of the Appraisal has been redrafted following the preparation of the supplementary report of this application.

a) Summary

Statutory Return Type:	Small scale major dwellings
Green Belt	Yes
Conservation Area:	Little Common
Area of Special Character	Harrow Weald Ridge
Site of Nature Conservation Importance	
Site Area:	25.14 ha. (Site area of houses, hardstanding, gardens and access roads = 1.27 HA)
Habitable Rooms:	170
Density:	68 hrph, 4 dph
Car Parking:	Standard: 10 (maximum) Justified: 20 Provided: 20
Lifetime Homes:	Yes
Wheelchair Standards:	1
Council Interest:	Land owner

b) Site Description

- Application site is located in north east of Borough within Green Belt and Harrow Weald Ridge Area of Special Character
- Last use of land was as a pig farm, although not operated as such for many years and now redundant
- Landfilling has taken place over extensive area south of where piggery buildings were located
- Two houses and ancillary barns/farm buildings located in a cluster in north east corner of the site
- 1 house and 1 farm building (Dairy House) Sited further to the west along Wood Lane frontage
- Main vehicular access provided from Wood Lane, about 100m from the eastern boundary
- Secondary access to the west has been unused for some time
- Mature trees along Wood Lane frontage adjacent to other boundaries and within site about 50m from that frontage
- Land slopes down steeply from north to south and towards eastern and western boundaries about 200m south of Wood Lane
- Stanmore Country Park abuts southern and part of western boundary of the land, with the Hindu temple (formerly Cloisters Wood Country Club) adjacent to remainder of its western side
- Pear Wood and adjacent area formerly in use as Scouts/Guides camps abut eastern boundary. Apart from area alongside Wood lane boundary the site is designated as a Site for Nature Conservation Interest in the HUDP. It is within a Countryside Conservation area as identified by the London ecology Unit and the Watling Chase Community Forest
- Little Common Conservation area includes 65m of site as far as main access, including a planted strip of land on the frontage.

c) Proposal Details

- Demolition of all buildings including two houses apart from the Dairy House.
- Development of 10 detached houses towards the north eastern boundary of the site in an informal inverted 'V' shaped layout clustered around a village green, with the southern side open, beyond which the Country park extends
- All houses with double garages and gardens
- Houses are large plots with 14 or more habitable rooms
- Houses designed in the 'Arts and Crafts' style with plain clay tiled roofs, brick and rendered elevations and low rooflines with chimneys and dormers set into the ridges
- Dairy House converted into Visitors Centre
- Double garages to each house accessed via western entry point on Wood Lane
- Twelve visitor parking spaces located near to the same entry point.

Revisions to Previous Application:

Following the previous decision (P/1969/05/CFU) the following amendments have been made:

- Reduction in the number of dwellings from twelve to ten and a reconfigured layout that in which the buildings are arranged in a staggered form that retains the open character of the local townscape.

d) Relevant History

P/1609/03/CFU	Demolition of Buildings: Provision of 17 houses, access/parking, conversion of dairy house to information centre with car park, change of use of residual land to country park.	WITHDRAWN 01-JUN-04
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P/1969/05/CFU	Redevelopment: 12 houses, access and parking, convert dairy to information centre, change use of residual land to country park (Site with a Tree Preservation Order)	WITHDRAWN
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e) Pre Application Discussion

Scheme revised to 10 houses in 2006 in discussion with the then Director of Planning.

f) Applicant Statement

- Historically, the site has been a source of continuous environmental problems. The use as a pig farm ceased circa 1995 when the use became economically unviable. To comply with EC and Department of Agriculture regulations, the accommodation and feed area needed to be extended. To achieve this Government permission was needed to upgrade the land to the south of the core site within the country park, involving an extensive land fill process
- Over a number of years tipping of waste building materials took place, the Council and the Environment Agency experienced considerable difficulty in controlling the volume of tipping that was taking place and the content of the waste materials. This activity also resulted in damage to the road by heavy vehicles and complaints from neighbours about increased air pollution and damage to trees

- The site was vacated in 1995 and the land and farm buildings have been left to deteriorate. Since then a number of proposals have been submitted for redevelopment including use of the land a golf course in 1992 and in 1998 a proposal was submitted for use of the land as a cemetery. Both were rejected, firstly, because the land was not big enough for the proposed use which would have also needed to be supported by a clubhouse, hotel and extensive car parking, secondly, the latter use was refused because of its size, the inclusion of two crematoriums within the site and because of the effect that such a use would have on the open, informal character of the landscape
- Existing buildings on the site comprise two dwellings, a number of ancillary outbuildings and several former agricultural buildings. The physical condition of these buildings vary, from the somewhat dilapidated dairy to the main dwelling, which is in a habitable condition
- Footprint of existing buildings – 3829sqm
- Footprint of proposed houses – 2043sqm
- The houses and some of the barns are located in the north eastern area of the site, the rest are scattered across it. And are prominent within the site and when viewed from neighbouring land
- Proposal complies with national guidance and local planning policy
- HUDP Policy EP37 states that the reuse of existing buildings within green belt locations is permissible subject to criteria ensuring that the buildings in question can be refurbished without major reconstruction and that they are not redeveloped to unreasonable proportions that would make them visually obtrusive in their Green Belt setting
- PPG2 provides similar advice. In this instance the existing house is in sound condition as are some of the barns. Their conversion to storage/vehicle repair use is feasible, but the capital return that could be expected would be less than the conversion costs and would not be environmentally acceptable. By contrast, a housing option would provide a maximum return and would have minimal environmental impact
- The footprint of the proposed buildings is slightly larger than the existing footprint. However, it must be stressed that this is an enabling development that will result in wider environmental benefits in return for a limited residential development
- The capital transfer to the Council, as a result of the development would mean that public access to a rural area would be improved and a link provided between Stanmore Common to the north of the site and Stanmore Country park to the south
- Unsightly and redundant buildings would be removed, a land transfer of over 23 Ha would be provided for recreational use and a parkland amenity provided for Harrow residents and the protection of nature conservation interests enhanced

g) Consultations:

Advertisement:	Character of Conservation Area General Notification	Expiry: 14-SEP-06
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Notifications:

Sent: 441	Replies: 448	Expiry: 07-SEP-06
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Summary of Response:

Loss of Greenbelt land and land of natural beauty, contrary to national and local policies; loss of habitats for rare, species of birds, mammals and reptiles, contrary to Council policies; increase in traffic movements and traffic congestion as a result of this proposal and others that have been permitted recently, such as the Mosque and the Temple on Wood Lane and housing developments at RAF Stanmore and the BAE Site; precipitous overdevelopment of Stanmore over the last decade and consequent loss of residential amenity.

APPRAISAL

1) Cessation of Agricultural Use

This issue was the subject of a specialist report that the applicants commissioned on the farming potential of the site. The conclusion of the report was that the area of land in question, the type and size of buildings and the quality of the soil type itself makes the identification of a specific type of farming activity difficult. The soil is largely of the 'Essendon' series, having a high clay and stone content and therefore slowly permeable. This type of soil is characterised as being seasonally waterlogged and unsuitable for pig rearing, for example. Certainly, to reintroduce an outdoor herd would be impossible because all year round grazing is required.

To introduce indoor pig farming would be very costly, as the tethering of sows and their offspring is illegal in the UK and the principle internal fittings of the existing buildings would need to be replaced by more humane bedding and feeding arrangements.

The holding is also deficient in other modern legislative farming requirements relating to refuse disposal and measures to counteract pollution and disease.

The report also ruled out the possibility of introducing other types of farming, such as poultry farming, arable farming or market gardening. The report concluded by stressing that the site simply isn't big enough and of a sufficient high standard of soil quality to be able to meet the highly regulated and capital intensive demands of modern farming. The report observed that few viable farm businesses nowadays have holdings of less than 100 acres in area.

As such, no conflict with HUDP Policy EP36 would occur because the proposal would not result in the loss of good quality agricultural land.

2) Impact of the housing proposal on the character and appearance of the Green Belt

PPG 2 and HUDP Policy 32 establish a position beyond which development may be determined as inappropriate in the Green Belt.

The PPG goes on to recognise that inappropriate development can be outweighed, when put into the balance, by very special circumstances. There is no ready definition of what comprises very special circumstances. Circular 11/05 and HUDP policy EP 33 advise how proposals are to be judged.

Although there are elements of this application which are appropriate development in the Green Belt (the country park extension), it has to be acknowledged that when taken as a whole, the development is inappropriate in PPG2 terms because it includes the erection of new housing. In addition there are other non Green Belt issues which arise which are set out in the balance of the appraisal section.

The most important attribute of the Green Belts is their openness. The footprint of the proposed houses is in round figures a third less than that existing (see applicant's statement for the figures) and the location of the proposed houses is in one corner of the site. It is therefore considered that the impact on openness is reduced by the proposals.

The site is also a sensitive one and more so the land adjacent to Brockley Hill but outside of the application. The application and the recommended legal agreement make provision for a large extension to the Country Park, subject to a management plan having regard to the nature conservation interests and the surrender of the agricultural lease on a further area in the region of 5.12Ha. The establishment of a management plan and a mitigation strategy with the removal of the agricultural lease are major steps forward in the Council's ability to manage its freehold. The further land is not to become part of the country park but will be returned to the sole control of the Council and protected from farming practices inappropriate to nature conservation.

The expansion of the country park will increase the area of this valued resource by approximately 40% and enhance it by removing the existing agricultural buildings some of which are very prominent and enable public access to be given. More than this it will link together all the Council's land in this location, without any third party interest in that land. It will also enhance the Green Belt by removing dereliction so recreational use and nature conservation can take priority.

The development of ten houses is the minimum enabling development which will cause all of this to happen. Whilst the housing development is by definition harmful to the Green Belt when the rest of the application is taken into account and the heads of terms of the legal agreement, the very special circumstances of the proposal considerably outweigh the harm to the green belt and any other material consideration.

3) Impact on Area of Special Character

The Harrow Weald Ridge Area of Special Character extends from Brockley Hill on the eastern borough boundary through Stanmore and Harrow Weald across to Pinnerwood Park in the west. It is a vast expanse of land that includes virtually the whole northern part of the borough.

None features of the Area of Special Character that are identified as worthy of preservation and protection in HUDP Policy EP31 would be adversely affected by the proposal. The buildings are confined in a relatively cluster in the north eastern corner of the site on a small footprint. They are modest in scale, the tallest of them having a full height of 11m. Thus, views northward of the Harrow Weald ridge would remain unaffected.

The proposed development would not result in the loss of natural features such as ponds, meadows, hedges, ancient field patterns, or any interesting historic buildings or structures e.g. remnants of historic structures or cornerstones. The only buildings that would be demolished are a number of unremarkable and derelict farm buildings. This would not therefore be a cause of conflict with policy for the Area of Special Character.

4) Design and Appearance of Proposals and Impact on Character and Appearance of Conservation Area

The previous schemes that have been submitted for the redevelopment of the site have all been concerned with the effect on the Little Common Conservation Area to the west of the site. Indeed, land on the northern periphery of the site on Wood lane itself is now included in the conservation area, following its extension in 2001. The majority of the residential part of the site is outside of the conservation area.

The current scheme is a modification of the earlier scheme for twelve houses which has been revised purely because of objections that the footprint and siting of the development would have an overbearing effect on the character and appearance of the conservation area, introducing a discordant theme to its open, rural setting.

Consequently, the number of dwellings has been reduced to 10. The two dwellings that were deleted from the original scheme were sited too near to the substantive part of the Little Common Conservation Area and related poorly to the lower scale, mass and historic appearance of the cottages in that hamlet and also, equally, because they related badly to the main cluster of proposed dwellings that are located towards the north eastern boundary of the site in an informal pattern. The two dwellings, being of substantial size and scale, appeared to be out on a limb, having no reference to the established pattern of built development or to the wider open character of the locality either.

Along with these changes, the dwellings themselves are designed with reference to the architectural characteristics of the Little Common Conservation Area in terms of design and appearance, although they have greater bulk, massing and layout than the traditional small-scale cottages of Little Common. This is in recognition of the modern demands for more spacious dwellings that can accommodate the more lavish needs of the 21st Century. As opposed to the more basic amenities that were provided when many of the houses in Little Common were built.

The rusticated cottage form of the houses reflects the architectural vernacular of the 'Arts and Crafts' style. This is exemplified by the low lying steeply pitched roofs, small dormers and rooms in the roof space, overhanging eaves and small casement window panes, chimney stacks, tile hanging and brick and rendered walls.

The demolition of the old farm buildings will not be harmful to the appearance and character of the conservation area because they are on the edge of the area and play no part in the architectural fabric or the historic interest of the conservation area. The proposed dwellings will also be located distinct from the substantive part of the conservation area and will have no adverse effects on its setting. No conflict would therefore arise with the requirements of HUDP Policy D16, on the need for the integrity of conservation areas to be preserved.

5) Setting of Listed Buildings

The Listed Buildings in question are on the adjoining site formerly know as Cloisters Wood Fitness club and now in use as a Hindu Temple. This site is on the western boundary of Wood Farm and is also part of the Little Common Conservation Area. The listed buildings are Garden Cottage and its boundary wall. Because the two long flat roofed buildings that front Wood Lane adjoin Garden Cottage, they are also classified as listed buildings by virtue of the fact that they are within its curtilage. These buildings are a distance of roughly 230 to 240m from the westernmost footprint of the proposed dwellings. At such a distance the question of the effect on the settings of those buildings can be discounted and no conflict with HUDP Policy D11 or national guidance (PPG2) would occur.

6) Impact on Ecology and Trees

The submission of an adequate ecology survey was not forthcoming for some time due to the need to survey over at least 12 months. This work has been completed and is set out in the Ecology Survey Final Report. Broadly, the key conclusion is that the effect on habitats, some of them protected species in Law, principally bats, barn owls, a wide variety of birds, grass snakes and badgers, would not be harmful. In additional a Bat mitigation and Enhancement Strategy has been submitted.

Several conditions and informatives are recommended along with the need for conservation and additional mitigation strategies relating to the possibility of compensatory measures for the displacement of some of the species whose presence has been identified.

As the site is one of Borough Importance for Nature Conservation, such compensation by an equivalent area of land of equivalent habitat quality is a requirement of HUDP Policy EP28 and is also set out in the advice in national guidance in the form of PPS9 (Planning Policy Statement 9 – Biodiversity and Ecological Investigation).

An Environment, Ecology and Landscape Management Plan is part of the S106 heads. This plan will include monitoring of habitats created, their roosting and nesting patterns and the quality of the landscape they depend upon. The Plan will need to be reviewed regularly to ensure that conditions for wildlife are satisfactory. This has been acknowledged in the Landscape Supporting Statement submitted by the applicants, and the Plan should include both the residual that is proposed as the extension to Stanmore Country Park and the area of redevelopment itself. This and the cost of managing and maintaining the extension to the Country Park must be included as a S106 Obligation.

7) Country Park Proposals

Along with a detailed report submitted by Land Use Consultants (entitled 'Landscape Supporting Statement') on behalf of the applicants that outlines the financial details of the residual land transfer to the Council, the costs and particulars of the future management and maintenance of the extension to the Country Park are included in the S106 Agreement.

8) Residential Amenity

The only site nearby where the effects of the development on neighbouring amenity could be feasibly considered is the adjoining development on the western boundary of the site, The Hindu Temple. As this site is a Place of Worship and within the D1 (Non-Residential Institutions) Use Class, the advice in HUDP Policy D5 would not be relevant.

Moreover, concern that noise, disturbance and the possibility that an unneighbourly relationship might arise between the existing use and the proposed dwellings can also be discounted, given the distance between the existing buildings on the Temple site and the proposed dwellings.

9) Access and Parking

The houses have double garages, which is appropriate to dwellings of this size. The houses have between 15 to 20 habitable rooms. They are set within generous plot widths in a spacious setting. The parking provision of 2 spaces per dwelling exceeds the maximum standard set in HUDP Policy T13. However, this has to be considered in the light of the fact that the site is in a remote, semi rural part of the borough that does not enjoy good local public transport and has a low PTAL (Public Transport Accessibility Level). Wood Lane itself is an unclassified road with a narrow footpath.

In these circumstances the dependency on car borne travel by future occupiers, who are likely to be large families with children, would be unavoidable. The proposed Travel Plan will go some way to ease car use, and in this instance, it is concluded that no conflict would arise with HUDP Policy T13.

10) S17 Crime & Disorder Act

Condition 3 has been imposed so that details of the development have regard to 'Secure by Design'.

11) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- As addressed in the appraisal section of the report and the supplementary report.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above this application is recommended for grant.