

Planning Committee Special meeting

ADDENDUM

DATE: **Thursday 21 March 2013**

HARROW COUNCIL

ADDENDUM

SPECIAL PLANNING COMMITTEE

DATE : 21st March 2013

1/01	<p>PROPOSED HEADS OF TERMS</p> <p>A refinement of the proposed S.106 obligations has been undertaken by Officers and the recommended Heads of Terms amended to the following schedule:</p> <p>Open Space, sport and recreation</p> <p>The submission of a long term management strategy for the publicly accessible open spaces, including funding arrangements, to be agreed in writing. Implementation of the strategy within 1 year from the first occupation of any of the new hospital buildings or residential development (whoever is the sooner).</p> <p>Compliance with an Environmental Management Plan to be introduced across the site on a phased basis starting 1 year from the commencement of the development. The 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. To include trees, biodiversity and green belt management</p> <p>Public access strategy – the introduction and operation of a management plan to permit public access at reasonable times to the NAZ area of the site, and to permit its use in a manner consistent with its contribution as part of Harrow's Green Grid.</p> <p>Off site contribution to Sports and Leisure facilities in the Borough commensurate with the person yield of the development.</p> <p>Education</p> <p>Off site contribution to Education provision in the Borough commensurate with the child yield of the development.</p> <p>Transport and Travel</p> <p>On and off site Traffic management and Highway works as follows:</p> <p>i) Parking Controls - A contribution [£75,000] towards the investigation and implementation of any combination of parking controls (including a Controlled Parking Zone) in the locality surrounding the site following completion of the PFI hospital at phase 2.</p> <p>ii) Strategic Green Travel Plan - A financial 'performance bond' [£30,000] to be applied to the CDZ (phase 2 onwards), WDZ (phase 4 onwards) and EDZ (phase 8</p>
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onwards) to incentivise modal shift targets toward sustainable transport once SMART targets are established at relevant future reserved matters application stages.

iii) **Bus Service/Infrastructure Contributions -**

- A contribution (£220,000) toward providing a bus service either through or alongside the site for 5 years post mid-2015) – unless otherwise agreed.
- A contribution (£22,000) toward two bus stop ‘countdown’ facilities in Brockley Hill.
- A contribution (£20,000) toward provision of ‘real time’ information facilities within the site.
- A contribution (£20,000) toward the upgrade of the Brockley Hill bus stops.

iv) **Traffic Calming -** A contribution (£60,000) toward the implementation of traffic calming measures in Wood Lane.

Security of access for TfL/or appropriate alternative bus operator to enter and leave the site via a designated site access road without charge, and to drop off and pick up passengers from within the site at specific, designated points, pursuant to the operation of a public transport bus service.

Staff/Key worker Housing

All staff/key worker housing to be provided as intermediate housing and to be retained for that purpose

Employment and training

Engagement with the Councils Economic Development Unit (or other related unit operated for the purpose of promoting/enabling employment at the site), including a financial contribution to the operation of a programme of measures to be agreed in an Employment and Training Programme.

Enabling Development

To ensure that the development and disposal of the residential developments is tied to the delivery of the Hospital, and that any surplus receipts generated by the disposal of land for residential development, is utilised on the development of hospital facilities supporting RNOH at Stanmore, or on related infrastructure or environmental mitigations.

Monitoring and Compliance

Payment of the Councils monitoring costs

CONSULTATIONS

Since writing the report to the Planning Committee, formal responses have been received from:

- 1) **The London Borough of Brent**, who remove their objection to the proposal. This is on the basis of the additional information submitted within the addendum to the Transport Assessment. The London Borough of Brent is satisfied that the proposal would not have any significant impact on traffic flows within Brent.
- 2) **The London Borough of Barnet**, who raise no objection to the proposal. This is on the basis of the additional information submitted within the addendum to the Transport Assessment, as ‘the package of travel measures would compensate

the likely on Brockley Hill (A5), which is controlled by Barnet Council’.

Furthermore, **23 additional comments** have been received since writing the report to the Planning Committee. This includes 20 letters of support and 3 letters of objection, which can be summarised as follows:

Support

- Vital that Planning Permission is granted so that the ground-breaking work can continue
- Wholeheartedly support the proposal – tremendous boost to all professional medical staff and patients
- Support the proposal – give the surgeons the hospital to excel even further
- Unreservedly support the proposal – the Council should consider further road improvements
- The redevelopment can only enhance visitor experience both for the hospital and the surrounding area
- Radical change is necessary for the RNOH to continue as a centre of excellence

Objection

- Overdevelopment of the site
- Not enough social housing
- The site is prone to flooding and is not suitable for housing
- The road layout is poor
- Transport links to the site are non-existent
- No community use on the site
- There are no footpaths through the site to the M1
- What are the S106 funds being used for?
- Object due to the closure of the RNOH swimming pool and the potential impacts on the Aspire swimming pool
- Concerns in relation to the main hospital entrance being located along Wood Lane

Officer Comment:

The majority of concerns raised since writing the report to the Planning Committee have already been addressed in the appraisal. However, in relation the following concerns:

- Transport links to the site are non-existent – It is acknowledged that transport links are poor at present. As per section 4 of the appraisal, Officers are seeking through the S106 to secure a bus route either through or along side the site.
- No community use on the site – As per section 1 of the appraisal, the Northern Amenity Zone will provide 19.2 hectares of publicly accessible open space
- There are no footpaths through the site to the footbridge over M1- Footpaths to the M1 are not considered to be appropriate. Footpaths to the adjacent London Loop and adjacent green spaces will be secured through the detailed site layout stage.
- Object due to the closure of the RNOH swimming pool and the potential impacts on the Aspire swimming pool – Council Officers have spoken to the Trust who have advised that the staff swimming pool (in the Patient Centre building) will be

demolished as part of the proposal. There are ongoing discussions with Aspire for staff to use this facility instead. The Director of Operations at Aspire has confirmed that Aspire will remain open to all members of the community.

In addition to this, the Council has also received letters of support from:

Andrew Gwynne MP

- Offers wholehearted support for the plans to redevelop the RNOH
- It plays an important role in the delivery of vital healthcare
- The RNOH has an established track record of achieving excellent quality of patient experience and outcomes
- The RNOH has had to maintain high standards in a physical environment that does not reflect the quality of care provided
- The 'home away from home' accommodation unit is of paramount importance for the hospital
- The redevelopment plans will play a pivotal role in the delivery of quality orthopaedic care for future generations

Bob Blackman MP

- Offers wholehearted support for the plans to redevelop the RNOH
- The RNOH has had to maintain high standards in a physical environment that does not reflect the quality of care provided
- The new plans will make it easier and more comfortable for patients and staff
- Supportive of the 'home away from home' accommodation
- The RNOH places Stanmore on the map
- It provides 1,300 jobs and is vital to the local economy
- The proposals seek to enhance green space
- Welcomes the delivery of family homes on the site – this will not only generate funds but will also meet housing need
- Pleased that the development plans do not exceed the bounds of the existing hospital footprint, avoiding encroachment on the Green Belt
- Would like to see the concerns raised in relation to the proposed access on Wood Lane addressed as part of an approved planning application

Andrew Selous MP

- Supports the proposal
- It would secure the refurbishment and long term viability of the hospital which is held in great regard

Alan Johnson MP

- Supports the proposal
- The application marks the culmination of almost three decades work to secure then necessary refurbishment and long-term viability of the RNOH

Baroness Wilkins

- Supports the proposal
- Without room to expand and improve disability access, the future of the RNOH is in doubt
- Asks for the application to be looked upon favourably to facilitate the change the hospital needs in order to meet the changing needs to the local community and further afield.

The Lord Dykes of Harrow Weald

- Support the proposal to secure the future of the hospital

Furthermore, the RNOH Trust has advised that it carried out its own consultation process, by distributing just over 4,500 information booklets to the RNOH's nearest neighbours in the post-submission period. The booklet was designed to update RNOH neighbours on the proposals and it included a freepost reply card for people to provide comments. The RNOH asked in the reply card if the recipients of the booklets supported the planning application. Of the 186 booklet reply cards that were received, 169 are supportive, 5 unsure and 5 unsupportive (7 cards did not have a view indicated).

Section 7) HOUSING PROVISION AND AFFORDABLE HOUSING

Affordable Housing

Following the submission of the viability appraisal, and in response to the stage 1 response of the GLA, the applicants have provided further information to support their conclusions in respect of development viability – and the proportion of affordable housing. Their submission references both actual and market price values for schemes at Bentley Priory, Stanmore Place, Bentley Grove, and Brockley Park, and provide opinions from four reputable local estate agencies which support their claim that an upper sales value of up to £500 per square foot should be realisable on the site. The distinctive nature of the site – and its offer as well as its remoteness and lack of easy comparable neighbouring developments mean that determining a benchmark value for sales on the site will always be more difficult than for more mainstream sites. Officers have nevertheless sought to check the figures provided by the applicants with sales information already held for sites across the Borough and have also sought to “test” local agent’s opinions with those of the Council’s own officers from the estates team. The more specific costs falling within the PFI component of the development have not been examined as they are already subject to scrutiny via treasury.

The Trust has already confirmed in writing that the receipts from sales of the land on the site will be retained within the Trust’s control – and importantly will not “leak” out of the borough. Given that the financial appraisal submitted demonstrates that to complete the development, additional sources of public and private funding will still be required, officers from Harrow are satisfied that there is no need for a more forensic examination of returns to justify the affordable housing levels. In such circumstances where a development under-delivers on affordable housing, it might have been appropriate to use a specific mechanism to capture any “uplift” in the assumed values – to recycle these funds into affordable housing delivery. In this case however, the development is by a Health Trust who have confirmed that such receipts will instead be recycled into healthcare provision. Both forms of provision amount to a public infrastructure enhancement supported by development plan policy and accordingly, in this case, officers do not consider that such a mechanism is required to meet planning policy objectives.

CONDITIONS

A refinement of the suggested conditions has been undertaken by Officers in collaboration with the applicants, and officers from the GLA. The schedule of recommended conditions is now proposed as follows:

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 works.

COMMENCEMENT

- 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.

REASON: In order to comply with Section 92 of the Town and Country Planning Act 1990.

- 4 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:

- layout
- scale
- appearance
- access
- landscaping

REASON: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

DEVELOPMENT TO BE CARRIED OUT IN ACCORDANCE WITH PERMISSION

- 5 The Development hereby permitted shall be carried out in accordance with the following approved plans and documents:

The 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)

The Detailed Element - Plans for Approval:

50200267_U9022 (Enabling Works Site Locations),
50200267_U9000 (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_U9011 (Temporary Car parks External Lighting),
50200267_U9012 (Access Road Lighting Sheet 1),
50200267_U9013 (Access Road Lighting Sheet 2),
50200267_U9014 (Estates Compound Lighting),
50200267_U9015 (Access Road Sections),
50200267_U9017 (Site Wide External Lighting),
50200267_U9018 (Extent of Enabling Works),
50200267_U9019 (Junction Visibility Splays),
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-C1303-T3 (Typical Street Lighting Details),
50200267-C1013-T1 (Access and Aspire Road proposed Surfacing Sheet 1),
50200267-C1014-T1 (Access and Aspire Road proposed Surfacing Sheet 2),
REASON: For the avoidance of doubt and in the interests of proper planning.

CONDITIONS FOR OUTLINE ELEMENT

PHASING

- 6 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.

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.

PARTICULARS TO ACCOMPANY RESERVED MATTERS APPLICATIONS

- 7 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):

- (a) complies with the approved "Design Guidelines" and the approved Parameter Plans;
- (b) complies with the Mayors 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;
 - 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).

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 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, saved UDP policies D4 and D9 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.

- 8 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. 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 saved UDP policies D4 and EP31.

- 9 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:

- (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

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 saved UDP policy EP26.

- 10 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:

- (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.

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 and Core Strategy (2012) policy CS1 and saved UDP policy D4.

- 11 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:

- (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 as appropriate;
- (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.

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.

- 12 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:

- (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.

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.

- 13 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:

- (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 relevant calculations;
- (c) works for the disposal of sewage associated with the development.

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

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.

- 14 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:

- (a) how the proposal contributes to the creation of Lifetime Neighbourhoods;
- (b) how the proposed public realm areas would be accessible to all, including details of finished site levels, surface gradients and lighting;
- (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;
- (d) how each of the residential dwellings would comply with Lifetime Homes standards, with 10% Wheelchair Homes compliance;
- (e) how the patients family accommodation would comply with Lifetime Homes standards, with 10% Wheelchair Homes compliance.

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 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.

- 15 Unless otherwise agreed in writing by the Local Planning Authority, 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:

- (a) the rationale for the lighting proposed in public realm areas and buildings.
- (b) how the proposed lighting minimises impacts on biodiversity
- (c) how the proposed lighting minimises the risk and fear of crime, in accordance with 'Secured by Design' principles.

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.

- 16 Prior to the commencement of each phase of the Outline Element hereby approved, details of:

- (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).

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.

- 17 Development within each of the phases of 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 saved UDP policies D4, D9 and D10.

- 18 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:

- (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;

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.

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 saved UDP policy T6.

- 19 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.

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 saved UDP policy EP12.

TRANSPORT

- 20 Prior to the commencement of any part of the Reserved Matters within the Central Development Zone, 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.

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.

- 21 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.

REASON: To ensure that the impacts of the development throughout its operation, are properly managed, in the interests of public amenity, in accordance with saved UDP policy D4.

HERITAGE AND ARCHAEOLOGY

- 22 (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.

(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).

(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.

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.

- 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.

LAND CONTAMINATION AND REMEDIATION

- 24 Prior to commencement of each phase of 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 required and how they are to be undertaken.

- (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.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

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 saved UDP policy EP22.

- 25 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.

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 saved UDP policy EP22.

- 26 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.

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.

FLOOD RISK AND DRAINAGE

- 27 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:

- SuDS features, including green roofs, ponds, swales and infiltrations strips.
- Soakage tests for where infiltration is proposed.
- All required attenuation to be provided using above ground SuDS.
- 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.
- For the detailed application works, runoff following development to be limited to no greater than 133 litres per second up to the 1 in 100 year event plus climate change.
- Details of how the scheme shall be maintained and managed after completion.

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.

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

- 28 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 approval details.

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.

ECOLOGY AND BIODIVERSITY

- 29 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.

REASON: To safeguard the ecology and biodiversity alongside 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.

- 30 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.

- 31 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 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.

- 32 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.

ENERGY

- 33 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 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.

CONTINUED CONTROL

- 34 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.

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 saved Policies D4 and D5 of the Harrow Unitary Development Plan (2004).

- 35 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.

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 saved Policy D4 of the Harrow Unitary Development Plan (2004).

THE DETAILED ELEMENT

- 36 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. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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.

- 37 Notwithstanding the details submitted, the Detailed Element hereby 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.

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.

- 38 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.

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 saved UDP policies D4, D9 and D10.

- 39 Notwithstanding the details submitted, the carparking areas related to the Detailed Element hereby permitted development 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.

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 saved UDP policies D4, D9 and D10.

- 40 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.

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 saved UDP policies D4, D9 and D10.

INFORMATIVES

Add the following informatives:

- 4 STATEMENT UNDER ARTICLE 31 (1)(CC) OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010 (AS AMENDED):

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.

- 5 ENVIRONMENT AGENCY NOTE:

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.

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.

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.

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.

AGENDA ITEM 9

ADVANCE WARNING GIVEN OF REQUESTS TO MAKE REPRESENTATIONS ON PLANNING APPLICATIONS

Application	Objector	Applicant/Applicant's Representative (who has advised that they would wish to reply)
1/01 The Royal National Orthopaedic Hospital, Brockley Hill, Stanmore, HA7 4LP	Jack Welby	Rob Hurd