

PLANNING APPLICATIONS COMMITTEE
16th July 2020

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	19/P4046	11/12/2019
Site Address:	Farm Road Church Farm Road Morden SM4 6RA	
Ward:	St Helier	
Proposal:	DEMOLITION OF EXISTING CHURCH BUILDINGS AND ERECTION OF A FOUR STOREY DEVELOPMENT COMPRISING 15 SELF-CONTAINED UNITS (9X 1B AND 6X 2B UNITS), AND ERECTION OF 3 x THREE STOREY DWELLINGHOUSES (1X 5B AND 2X 4B); PROVIDED WITH ASSOCIATED CYCLE PARKING, REFUSE STORES, PARKING BAYS AND LANDSCAPING.	
Drawing No.'s:	MRT-WWP-FR-XX-DR-A-00001 (Site Location Plan); MRT-WWP-FR-XX-DR-A-00002 (Existing Site Plan); MRT-WWP-FR-ZZ-DR-A-00003 (Existing Context Elevations); MRT-WWP-FR-XX-DR-A-10000 Rev 1.0 (Proposed Site Plan)_Amended 24.06.20; MRT-WWP-FR-00-DR-A-11000 Rev 1.0 (Ground Floor Plan - As proposed)_Amended 24.06.20; MRT-WWP-FR-01-DR-A-11001 (First Floor Plan - As Proposed); MRT-WWP-FR-02-DR-A-11002 (Second Floor Plan - As Proposed); MRT-WWP-FR-03-DR-A-11003 (Third Floor Plan - As Proposed); MRT-WWP-FR-R1-DR-A-11004 (Roof Plan - As Proposed); MRT-WWP-FR-00-DR-A-12000 Rev 1.0 (Apartment Block Flat Layouts - Ground Floor)_Amended 24.06.20; MRT-WWP-FR-01-DR-A-12001 (Apartment Block Flat Layouts - First and Second Floor); MRT-WWP-FR-03-DR-A-12002 (Apartment Block Flat Layouts - Third Floor); MRT-WWP-FR-ZZ-DR-A-12003 (Townhouse Layouts - Ground and First Floor); MRT-WWP-FR-02-DR-A-12004 (Townhouse Layouts - Second Floor); MRT-WWP-FR-ZZ-DR-A-20000 (Section AA); MRT-WWP-FR-ZZ-DR-A-20001 Rev 1.0 (Section BB)_Amended 24.06.20; MRT-WWP-FR-ZZ-DR-A-21000 (Proposed Context Elevations); MRT-WWP-FR-ZZ-DR-A-21001 (Proposed Elevations - Farm Road); MRT-WWP-FR-ZZ-DR-A-21002 (Proposed Elevations - Combermere Road); MRT-WWP-FR-ZZ-DR-A-21003 Rev 1.0 (Proposed Elevations - Rear Elevations)_Amended 24.06.20. ExA_1930_FR_101 Rev D (General Arrangement Plan); ExA_1930_FR_110 Rev C (Tree Retain and Remove Plan); ExA_1930_FR_201 Rev C (Planting Plan).	
	Documents: Design and Access Statement (Issue 03) 31/10/2019; Design	

and Access Statement Addendum 21/05/20; Daylight and Sunlight report 17/10/2019 (ref: AWH_21971_REL06_V02); Landscape Planning Statement 16/08/2019 (ref: ExA_1930_FR_Planning_Statement Rev C); BS 5837:2012 Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement v2 16/08/2019; Preliminary ecological appraisal, bat roost assessment and tree survey v2 (16/08/2010); Preliminary roost assessment and nocturnal bat surveys (10/06/2019); Farm Road Church Transport Statement Rev 4.0 (31/10/2019); Development Viability Report (30/10/2019).

Contact Officer: Catarina Cheung (020 8545 4747)

RECOMMENDATION

Grant Planning Permission subject to the completion of any enabling agreement and conditions.

CHECKLIST INFORMATION

- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes
- Design Review Panel consulted: Reviewed by DRP during pre-application stage, but not for the main application
- Number of neighbours consulted: 40
- Controlled Parking Zone: Yes, Zone M2
- Archaeological Zone: No
- Conservation Area: No
- Listed Building: No
- Trees: None on the site, however on the southern boundary of the adjoining site are lined with a number of TPO lime trees

1. INTRODUCTION

- 1.1 The application is being brought to the Planning Applications Committee for determination due to the nature and number of objections received.

2. SITE AND SURROUNDINGS

- 2.1 The application site (approximately 1200sqm) comprises a single storey 1960s building, which has a barrel vaulted roof over the main hall with flat side and rear extensions and was formerly used as a church and community hall. To the rear of the main building is a detached single storey structure used for storage.

- 2.2 The site is located within St Helier Estate, on the eastern side of Farm Road, a corner site at the junction of Farm Road and Combermere Road, in Morden.
- 2.3 There are marked parking bays at the front of the site along Farm Road, and along Combermere Road are a handful of off-street parking spaces with double yellow lines stretching around 30m from the junction. Double yellow lines are drawn along the opposite side of the road from the church.
- 2.4 The site does not lie within a Conservation Area and is not a Listed building.
- 2.5 The north-western boundary of the site is adjacent to the Merton College Playing Fields Open Space.
- 2.6 The site has a PTAL rating of 2 (measured on a scale of 0 to 6b, 0 being the worst), and is located in a Controlled Parking Zone, M2.
- 2.7 Farm Road Church is identified in Merton's Local Plan 2020 (currently under review following Stage 2 consultation held between 31 October 2018 and 28 January 2019) as an 'opportunity' site for development – 'Site Mo2', and the Council's proposed site allocation is residential (C3) use. The allocation does not consider a mixed use combining D1 uses with residential.

3. CURRENT PROPOSAL

- 3.1 The proposal seeks to demolish the existing single storey structures and redevelop the site for residential use providing a flatted development of 4 storeys comprising 15 units (9x 1bed units and 6 x 2 bed units), and a row of 3 x 3 storeys terrace dwellinghouses (1x5b and 2x4b).
- 3.2 The main entrance to the flats would be from Farm Road, 2 accessible units are provided which are independently accessed from Combermere Road. The three terrace dwellinghouses would be entered from Combermere Road.
- 3.3 The 3 dwellinghouses would be provided with off-street parking spaces each, and the flatted development would be provided 2 disabled off-street parking spaces only for the accessible units.
- 3.4 Individual refuse and bike stores would be provided at the front of the proposed dwellinghouses, and also for the 2 accessible units (which face toward Combermere Road). A communal refuse bin store and cycle store would be provided for the flats on the ground floor within the building, and additional short stay cycle spaces at the entrance of the development, accessed from Farm Road.
- 3.5 The three terrace dwellinghouses would have a total width of 15.5m, depth of 10.68m, eaves height of 6m, maximum ridge height of 9.4m toward the front elevation sloping to a height 8.6m at the rear. The external finishing of the dwellinghouses would be red brick, hung tiled roof and bronze aluminum cladding to the dormers.
- 3.6 The flatted block lies on a slightly sloping part of the site, therefore, toward Farm Road, the building would show a width of 21.5m, eaves height 9.4m and maximum height 12.9m. And toward Combermere Road, a width of 20m, (measured at the lowest point of the ground level) eaves height of 10.3m and maximum height of 13.8m. The external finishing of the building would be hung tiles on the main elevations and roof, the 'cows'

(framing the balconies and front entrances) and roof dormers would be bronze aluminum, and within the cowl recesses the building would show red brickwork.

3.7 The proposed dwelling mix would be as follows:

	Level	Type	Storeys	Proposed GIA (sqm)	Proposed amenity (sqm)
Unit 1	Ground	1b2p (wheelchair accessible unit)	1	61	51
Unit 2	Ground	1b2p (wheelchair accessible unit)	1	64	72
Unit 3	Ground	1b2p	1	50	89
Unit 4	First	2b4p	1	72	7
Unit 5	First	1b2p	1	57	6
Unit 6	First	1b2p	1	54	6
Unit 7	First	2b4p	1	75	7
Unit 8	Second	2b4p	1	72	7
Unit 9	Second	1b2p	1	57	6
Unit 10	Second	1b2p	1	54	6
Unit 11	Second	2b4p	1	75	7
Unit 12	Third	2b4p	1	75	7
Unit 13	Third	1b2p	1	54	6
Unit 14	Third	1b2p	1	50	6
Unit 15	Third	2b4p	1	72	7
	TH1	5b7p	3	144	50
	TH2	4b7p	3	130	51
	TH3	4b7p	3	130	95

3.8 The proposal at Farm Road Church consists of 18 new homes – 15 apartments, and 3 houses. The apartments are for private rental, and the houses are for market sale. This site is being brought forward in conjunction with three other development sites in Merton (Elm Nursery [19/P4047], Raleigh Gardens [19/P4048], and Development Site at Madeira Road [19/P4050]) by Merantun Developments Ltd, which have a joint affordable housing strategy.

3.9 The scheme has also been subject to negotiation and amendment, (alterations re-consulted 22/05/2020)

The changes include:

- Amendment of the flatted development's gable roof detail, including a ribbed brick finish to the side elevation, further discussed within Section 7.3.
- Amendment to the layout of Unit 1 (ground floor) to provide access to the external amenity area via the living/kitchen/dining area rather than bedroom.
- Amendment to the amenity layout for Unit 1, Unit 3 and the plant room.

4. RELEVANT PLANNING HISTORY

4.1 MER334/70: ERECTION OF A STORAGE BUILDING – Granted 07/05/1970

4.2 MER870/67: ERECTION OF NEW MISSION HALL BUILDING – Granted 28/12/1967

5. CONSULTATION

External

- 5.1 Public consultation was undertaken by way of letters sent to 40 neighbouring properties. Major application site and press notices.
- 5.2 10 representations were received to the proposal. 1 of support, 3 comments and 6 objections.
- 5.3 1 comment received by Merton Green Party emphasising the need to deliver affordable housing. 2 comments received by Wimbledon Swift Group and Swift Conservation raising awareness of the building project's potential to include to provide a new nesting site for swifts.
- 5.4 Objections from the public are summarised as below:
- Loss of privacy;
 - Not in keeping with the surrounding buildings, overdevelopment of the site;
 - Lack of car parking, and potential increase of parking pressure on surrounding streets not in CPZ;
 - Ill-timing of consultation over Christmas;
 - Impact on neighbouring access to driveway if cars are parked along Combermere Road and during construction;
 - Loss of light;
 - Decrease value of neighbouring properties.
- 5.5 1 submission in support for the scheme:
- 4 storey height on Farm Road could be considered excessive in the locality, however accept the need for homes and there is general need to increase housing density given land constraints in the borough;
 - Appreciate the high quality of application by Merantun;
 - Consideration for Merantun/Merton Council to install electric car charging bays on Farm Road adjacent to the sports ground for new and existing locals which would increase the sustainability credentials for the development;
- 5.6 Officer response to representations – Comments relating to the design (height), impact on neighbouring amenity (light and privacy) and car parking will be addressed in section 7 of this report.
- On-street car parking spaces along Farm Road (in front of the development) would be retained. No on-street parking spaces are proposed on the road opposite of properties on Combermere Road (numbers 2, 4 and 6) as a single dropped kerb would be provided for the proposed 3 terrace dwellings.
- Impact on property values is not a planning consideration.
- 5.7 A 14 day re-consultation was carried out on 22/05/2020, and one further objection was received raising the following concerns:
- Remain in objection to the scheme because of the building's height.
- 5.8 Thames Water – General waste and water comments provided, if the application were minded to be approved a number of informatives have been provided.
- 5.9 Design Review Panel – During the pre-application stage, the schemes were put forward to the Design Review Panel (DRP) twice before submission of the main planning application: 23 April 2019 and 29 October 2019. During the DRP in April, the

scheme received an Amber verdict, and at DRP in October, the scheme received a Green verdict.

The notes from the October meeting:

The Panel felt this was a well-designed and accomplished proposal that generally fitted well with its surroundings, was of an appropriate scale and used good quality materials. It was felt that tile hanging went well with the proposed timber frame construction. The Panel felt that most of the previous review comments had been taken on board.

A number of comments and suggestions were made by the Panel it felt the applicant should consider further. The typology on Combermere Road was felt to be different. It was suggested that a different brick colour could be used on the town houses on this street, although there were mixed views on this. This point related to the view that there were large expanses of blank brickwork on flank walls. It was suggested that the applicant look into ways of giving relief to these as well as introducing side windows where possible. This could help introduce more light into the accommodation.

The window screens added to address potential overlooking at the rear were felt not to be successful and it was recommended that the windows themselves needed to be angled. The panel also questioned the quality of external space for ground floor flats, given that amenity space of flats would be facing the street. It was suggested that more attention needed to be paid to ensuring this was as useable as possible. Ensuring there was robust boundary treatment such as fencing/walls rather than just hedging, and bringing the gates/threshold to the back of the footway to maximise the space and defensible space, was suggested.

The detail of the bronze coloured metal panels was queried, as the CGI did not show a realistic detail. It was important this worked well in terms of quality and that the reality and CGI were honest in showing the reality of the effect. Overall, the Panel noted that the applicant needed to work to ensure that the quality of the scheme was not eroded as it passed through the planning and construction process. The size and impact of the feature dormers was questioned and whether the scale was reflected internally with a higher ceiling height – which it was.

The Panel queried the individual Air Source Heat Pump (ASHP) approach taken for heating and hot water, and how this would affect likely household bills. The stated uvalues for double glazing were also queried. The Panel also queried whether the size of the flats was to standard, as no measurements had been given for areas etc.

Verdict: GREEN

Internal

- 5.10 Tree officer – No objection to the proposal. The proposed landscaping is fine, but a condition should be attached to require further details in connection with the submitted landscape plans. As far as the trees are concerned, conditions have been recommended should the application be minded for approval.
- 5.11 Ecology –
- The site does not have any Local Plan environmental site designations.
 - The north-western edge of the site is directly adjacent to the Merton College Playing Fields Open Space.

- The applicant has submitted 2 ecological reports, of which the methodology, findings and recommendations seem suitable. The recommendations from both reports should be included as suitably worded conditions, to ensure the protection and enhancement of biodiversity and provide a net biodiversity gain on the site.

5.12 Transport officer – The local area forms part of Controlled Parking Zone M2. Restrictions are enforced from Monday to Friday between 10am to 4pm. The site lies within an area PTAL 2 which is considered to be poor. A poor PTAL rating suggests that only a few journeys could be conveniently made by public transport.

Car Parking - A car free option would be considered for the flatted development. Each of the three townhouses would be provided with one off-street car parking space. Two accessible car parking spaces are also proposed outside of the ground-floor wheelchair accessible apartments. The Council would agree to a legal agreement to preclude future occupiers from obtaining parking permits for the whole development.

Dropped Kerb - The proposed joint crossovers are in principle supportable. However, further permission for this must be sought separately from the Council's Highways Team.

Cycle Parking - The London Plan and London Housing SPG Standard 20 (Policy 6.9) states all developments should provide dedicated storage space for cycles: 1 per studio and one bed dwellings; and 2 per all other dwellings. Long stay cycle parking should be secure and undercover.

Waste Collection - Given there is an already established collection route along Farm Road, it is not considered the proposal would have a detrimental impact on the waste collection services in the area. The waste provision as indicated will be adequate to meet the weekly waste output of the development in accordance with LB Merton guidance.

Recommendation - No objection in principle to the development. The following conditions should apply to any planning approval:

- Condition requiring provision of the disabled parking bays.
- Condition requiring Cycle parking.
- Details of refuse storage arrangements.
- Demolition/Construction Logistic Plan (including a Construction Management plan in accordance with TfL guidance) should be submitted to LPA for approval before commencement of work.

5.13 Highways officer – conditions and informatives have been recommended should the application be minded for approval.

5.14 Climate Change – The Council declared a climate emergency in July 2019 and will shortly be adopting an action plan asking that developers maximise sustainability in schemes. Whilst the original proposal sought to surpass Merton's minimum policy standards, the applicants are seeking further solutions to apply additional measures to promote sustainability – such as the provision of PVs on the roof.

Energy statements are being updated accordingly and shall be reviewed by the Council's Climate Change officer, any further changes to this arrangement shall be reported to the LPA.

- 5.15 Environmental Health – Should the application be approved, a condition has been recommended requesting a Demolition and Construction Method Statement to be submitted prior to commencement of development.

Following consultation, no supplementary comments that are relevant to Environmental Health (Noise and Nuisance) were raised.

- 5.16 Waste services – The 3x houses have a straightforward arrangement, bins would need to be presented for collection outside of any bin store.

The communal bin store for the flatted development would be visible from Farm Road. The pull distance would be within 10m of the parked collection vehicle on Farm Road which would be acceptable.

- 5.17 GLAAS. Archaeology – The proposal is unlikely to have a significant effect on heritage assets of archaeological interest. The site is not located within an APA and being less than 0.5ha in size is considered to be of negligible archaeological risk according to the archaeological risk model in the GLAAS Charter. There is no requirement for a Desk-Based Assessment for small, previously developed sites within APAs. No further assessment or conditions are therefore necessary.

- 5.18 Met Police - Secure by Design – Having given due consideration to the details of the security and safety features from the information provided. The design and access statement mentions SBD in section 7.5.1. I have only a few comments and recommendations.

The proposed front boundary treatment appears to be wall of varying height due to the relief, its design should eliminate the chance of being used as seating. The lobby doorsets are one and a half leaf which requires twice the amount of security is needed, the door should be a single leaf.

No further comments were raised on the amended drawings.

6. POLICY CONTEXT

6.1 NPPF - National Planning Policy Framework (2019):

Part 5 Delivering a sufficient supply of homes

Part 9 Promoting sustainable transport

Part 11 Making effective use of land

Part 12 Achieving well-designed places

Part 14 Meeting the challenge of climate change, flooding and coastal change

6.2 London Plan 2016:

3.3 Increasing housing supply

3.4 Optimising housing potential

3.5 Quality and design of housing developments

3.8 Housing choice

3.9 Mixed and balanced communities

3.10 Definition of affordable housing

3.11 Affordable housing targets

3.12 Negotiating affordable housing

3.13 Affordable housing thresholds

5.1 Climate change mitigation

- 5.2 Minimising carbon dioxide emissions
 - 5.3 Sustainable design and construction
 - 5.13 Sustainable drainage
 - 5.17 Waste Capacity
 - 6.3 Assessing effects of development on transport capacity
 - 6.9 Cycling
 - 6.11 Smoothing traffic flow and easing congestion
 - 6.13 Parking
 - 7.2 An Inclusive environment
 - 7.3 Designing out crime
 - 7.4 Local character
 - 7.5 Public realm
 - 7.6 Architecture
 - 7.14 Improving air quality
 - 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
 - 8.2 Planning obligations
 - 8.3 Community infrastructure levy
- 6.3 Merton Sites and Policies Plan July 2014 policies:
- DM C1 Community facilities
 - DM D1 Urban design and the public realm
 - DM D2 Design considerations in all developments
 - DM EP4 Pollutants
 - DM H2 Housing mix
 - DM H3 Support for affordable housing
 - DM O1 Open space
 - DM O2 Nature conservation, Trees, hedges and landscape features
 - DM T1 Support for sustainable transport and active travel
 - DM T2 Transport impacts of development
 - DM T3 Car parking and servicing standards
 - DM T5 Access to road network
- 6.4 Merton Core Strategy 2011 policy:
- CS 8 Housing choice
 - CS 9 Housing provision
 - CS 13 Open space, nature conservation, leisure and culture
 - CS 14 Design
 - CS 15 Climate change
 - CS 17 Waste management
 - CS 18 Transport
 - CS 20 Parking servicing and delivery
- 6.5 Supplementary planning documents
- Accessible London SPG – October 2014
 - London Housing SPG 2016
 - Technical Housing standards – nationally described space standards 2015
 - Affordable Housing and Viability SPG – August 2017
 - Merton’s Waste and Recycling Storage Requirements – For Commercial and Residential Premises in the London Borough of Merton

7. PLANNING CONSIDERATIONS

- 7.1 The key planning considerations of the proposal are as follows:

- Principle of development
- Design and impact upon the character and appearance of the area
- Impact upon neighbouring amenity
- Standard of accommodation
- Transport, parking and cycle storage
- Refuse
- Sustainability
- Affordable housing
- Other matters
- Developer contributions

7.2 PRINCIPLE OF DEVELOPMENT

Loss of the church hall.

- 7.2.1 Policy DM C1 seeks to ensure the provision of sufficient, accessible, well-designed community facilities. Any redevelopment proposals resulting in a net loss of existing community facilities will need to demonstrate that the loss would not create, or add to, a shortfall in provision for the specific community uses and that there is no viable demand for any other community uses on the site.
- 7.2.2 The application site previously formed part of the St Helier Estate in Morden. The freehold of the site was sold from the London County Council to the SSRSU (Shaftesbury Society and the Ragged School Union) in 1935 with restrictive conditions attached stating that except with the Council's prior consent, not to use the part of the property than "as and for a site for a mission hall for the use of the SSRSU and its affiliated organizations or some other society or religious organisations having objects similar to the SSRSU".
- 7.2.3 The Church eventually fell into disuse, and around 2012, conversations involving the Council and then freeholders were had about the likelihood to find a new Church occupier and to explore redevelopment options, likely for residential use. The Church was fully boarded up to protect from unauthorised entry in 2014, with all non-essential services decommissioned and contents removed; and eventually acquired by the Council in December 2015. Any outstanding issues relating to restrictive covenants would be for the Council as the land owner to resolve and are not part of this planning assessment.
- 7.2.4 For a timeframe of around 7-8 years, the Church Hall has not been in use, nor does the planning history of the site reveal proposals by any new user groups who have come forward seeking re-use as a church or community facility.
- 7.2.5 Farm Road Church is identified in Merton's Local Plan 2020 (currently under review following Stage 2 consultation held between 31 October 2018 and 28 January 2019) as an 'opportunity' site for development – 'Site Mo2', and the Council's proposed site allocation is residential (C3) use. The allocation does not consider a mixed use combining D1 uses with residential.
- 7.2.6 It is considered that given the site has not actively served as a community building for a prolonged period, and following its purchase by the Council and identification as an opportunity site, it may be reasonable to release the site from community use. It may be reasonable to conclude that there would be no demonstrable harm to the area's social infrastructure to change the site's use from community (D1) to residential (C3).

7.2.7 Furthermore, the buildings on site are not considered of architectural interest and are in poor condition not having been actively maintained for evidently a number of years. There would be no case to resist the loss of the building from a design perspective.

Erection of residential development

7.2.8 The National Planning Policy Framework, London Plan Policy 3.3 and the Council's Core Strategy Policy CS8 and CS9 all seek to increase sustainable housing provision and access to a mixture of dwelling types for the local community, providing that an acceptable standard of accommodation would be provided. Policy 3.3 of the London Plan 2016 also states that boroughs should seek to enable additional development capacity which includes intensification, developing at higher densities.

7.2.9 The emerging London Plan, now accorded moderate weight, is anticipated to be adopted in the coming months, and will signal the need for a step change in the delivery of housing in Merton. Table 3.1 of the London Plan identifies that LBM has an annual housing target of 411 units, or 4,107 over the next ten years. However, this minimum target is set to increase significantly (918 set out in the 'London Plan Examination in Public Panel Report Appendix: Panel Recommendations October 2019').

7.2.10 The site is in a wholly residential area, and it would be most appropriate to reactivate the unused site with a residential proposal which would tie in with the character of the street. The development seeks to make effective use of the site by providing 18 residential units. The principle of doing so is considered acceptable and in line with policies to increase provision of additional homes and seeking opportunities through intensification of the site.

7.2.11 Whilst the introduction of residential use to the development site would respond positively to London Plan, draft London Plan and Core Strategy planning policies to increase housing supply, optimise the site and support provision of additional housing, the development scheme is also subject to all other planning considerations being equally fulfilled and compliant with the policies referred to in Section 6.

Housing mix

7.2.12 Policy DM H2 of Merton's Sites and Policies Plan requires development to create socially mixed communities, catering for all sectors of the community by providing a choice of housing with respect to dwelling size and type in the borough. Residential development proposals will be considered favourably where they contribute to meeting the needs of different households such as families with children, single person households and older people by providing a mix of dwelling sizes, taking account of the borough level indicative proportions concerning housing mix. Policy 3.8 of the London Plan requires new developments offer a genuine choice of homes that Londoners can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environment.

7.2.13 Merton's Core Strategy Policy CS 8 requires 10% of new housing to be wheelchair accessible or easily adaptable for residents who are wheelchair users.

7.2.14 The scheme provides the following unit mix:

- 9 x 1-bed units (50%)
- 6 x 2-bed units (33%)
- 2 x 4-bed units (11%)
- 1 x 5-bed units (6%)
- Of which approximately 10% would be fully wheelchair accessible units.

- 7.2.15 The proposals would deviate from the indicative housing mix set out in the Sites and Policies Plan which envisages a broadly equal split between 1, 2 and 3 bedroom (and larger) units. This mix is informed by a number of factors, including Merton's Strategic Housing Market Assessment (SHMA 2010). Further work is being undertaken as part of the preparation of a new local plan. Merton's Strategic Housing Needs (Market) Assessment was published in July 2019.
- 7.2.16 Morden has a higher percentage of 3 bedroom houses than the borough average (based on 2011 census data) and so an assessment is required as to whether a focus on smaller units would be harmful to the area and whether by focusing on smaller units the development fulfils other planning objectives such as optimising housing output.
- 7.2.17 Officers consider that the mix would optimise the development potential of the site, help to deliver flats of a variety of sizes while at the same time providing some new family housing, helps to meet the requirements of a range of households in a part of the Borough where the available evidence confirms a greater concentration of 3 bedroom family housing than the Borough average. The proposals thereby assist in the promotion of objectives in both policy 3.8 and 3.9 of the London Plan and officers consider that it would be unreasonable to refuse permission by pursuing a mechanistic adherence to what are only indicative housing mix percentages.
- 7.2.18 The proposal will provide a mix of unit sizes, including units for single persons, couples and families with children. The scheme will also provide 10% fully wheelchair accessible units, helping contribute to the stock of housing for all sectors of the community and assisting in creating socially mixed communities.
- 7.2.19 The proposal will therefore comply with the aims of Council Policies DM H2 and CS8, London Plan Policy 3.8 offering a range of housing choice.
- 7.2.20 The proposal at Farm Road Church consists of 18 new homes – 15 apartments, and 3 houses. The apartments are for private rental, and the houses are for market sale. This site is being brought forward in conjunction with three other development sites in Merton (Elm Nursery [19/P4047], Raleigh Gardens [19/P4048], and Development Site at Madeira Road [19/P4050]) by Merantun Developments Ltd, which have a joint affordable housing strategy. This tenure arrangements along with affordable housing provision and its assessment against adopted policy shall be dealt with in separate overarching report, which link with the 4 applications.

7.3 CHARACTER AND APPEARANCE

- 7.3.1 The NPPF states that developments should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Developments should ensure that they are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 7.3.2 Policies CS14, DMD1 & DMD2 require that new development reflect the best elements of the character of the surrounding area, or have sufficient distinctive merit so that the development would contribute positively to the character and appearance of the built environment. Policy DM D2 of Merton's Sites and Policies Plan requires development to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area and to

use appropriate architectural forms, language, detailing and materials which complement and enhance the character of the wider setting. The requirement for good quality design is further supported by the London Plan London Plan Policies 7.4 and 7.6.

- 7.3.3 In the immediate surrounds, along Farm Road, Combermere Road and Faversham Road comprise predominately 3 storey (including roof level) 1930-50's terrace and semi-detached dwellings. Noted along Faversham Road, there is a new build terrace block (completed circa 2016-17) comprising 3 dwellings which display a height of 3 storeys, feature front dormer roof details, at a slightly heightened level from that of its twentieth century neighbors.
- 7.3.4 Within the wider St Helier Estate, there are noted buildings of 4 storeys (comprising 3 storeys with a mansard style roof form), these highlighted within the applicant's design and access statement, page 18: Elstead House, 100-104 Green Lane; development on Schoolgate Drive and 164-186 St Helier Avenue. Whilst a 4 storey height is not absent in the area, officers rely not only on the presence of such buildings to determine whether this would be appropriate for the application site, but also the design of the building's massing, layout and selection of materials.
- 7.3.5 The development presents two different building typologies, an L-shaped flatted block facing toward Farm Road and the junction, and townhouses toward Combermere Road.
- 7.3.6 The townhouses respond directly to the neighbouring terrace dwellings, being of two storeys with a habitable pitched roof level displaying front dormer details – this is somewhat reminiscent of the detailing to the new built townhouses along Faversham Road. The townhouses are approximately 0.8m taller than the existing Combermere terrace houses, and the eaves also a marginal step up of approximately 0.9m. When viewed from the street elevation, whilst there is a gentle progression up in height, the townhouses would appear as a suitable modern continuation of the terrace dwellings.
- 7.3.7 The flatted building presents another gradual increase in height from the townhouses up to a total of four storeys, the top within the roof level. The roof form displays a similar pitched roof to that of the town houses, but designed as a 'folded' roof with its use of hung tiles folding down from the roof into the front and rear elevations. The design of the chamfered corner contributes to the corner building design, imitating that of the plot outline.
- 7.3.8 Amendments to the design (which were the subject re-consultation) included the addition of ribbed brickwork detailing on the roof level of the northern flank elevation, to distinguish itself as a roof level and also contribute animation and shadow to an otherwise potentially plain and visually imposing flank wall.
- 7.3.9 Whilst there are differences between the two building types, these are subtle, and overall the development appears cohesive. Both roof forms are punctured with bronze detailed dormer windows, which gives the development altogether a rhythm.
- 7.3.10 The junction location presents an opportunity to put forward a bolder building. The (massing of the block when viewed from Combermere Road would appear prominent and it may be judged that the flatted part of the development has been articulated adequately to deliver this so as not appear overbearing toward the surrounding context. The townhouses assimilate with the terrace dwellings along Combermere

Road and their height and massing do not appear intrusive and would be considered an enhancing modern addition to the streetscene.

7.4 NEIGHBOURING AMENITY

- 7.4.1 SPP Policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.

Combermere Road

- 7.4.2 The proposed terrace dwellings would project 4m from the rear building line of the properties on Combermere Road but would be set back by approximately 4.4m. The height of the town houses would be around 0.78m taller than the Combermere Road dwellings.
- 7.4.3 The existing single storey detached structure is set back 2.48m from 3 Combermere Road, at a height of around 5m which projects near the width of the site. Whilst the proposed building would sit marginally taller than the existing terraced dwellings, this would be set back further at 4.4m than the existing structure.
- 7.4.4 The 4.4m separation distance is considered reasonably appropriate, and design of the townhouses is such that the height slopes down at the rear. Therefore, the eaves height of the building visible from the rear gardens of Combermere Road would be 6.1m and maximum of around 8.9m. So, whilst there would be a projection of 4m visible, the proposed heights are not considered overly dominant, coupled with a sufficient set back. Compared with the existing situation where the single storey structure projects the depth of the site, the proposal would allow increased breathing space along the boundary for the gardens of Combermere Road.

The Cottage, Farm Road

- 7.4.5 The proposed flatted development would be separated from The Cottage by a distance of approximately 15m; and specifically between the proposed side window and the first floor of The Cottage would be around 15.7m. However, the side windows of the flatted development would serve bathrooms and be obscure glazed therefore reducing opportunity for overlooking.
- 7.4.6 Nonetheless, the proposed development is considered sufficiently set back from the Cottage so as not to negatively impact the amenities of this dwelling. Whilst it is noted there may be some shading toward the Cottage (given the orientation of the buildings), confirmed by the accompanying Daylight and Sunlight report, the proposed VSC (vertical sky component) of the assessed windows and lit area proposed would still meet the criteria of the BRE and be considered acceptable.

Farm Road, west of the application site

- 7.4.7 The separation distance from the front building line of the proposed development to the properties positioned opposite (west) on Farm Road would be at approximately 24 to 26m. This is considered a suitable separation and would unlikely result in undue harm toward neighbouring light, outlook or privacy.
- 7.4.8 The submitted Daylight and sunlight report concludes that: "The development does not affect the daylighting and sunlighting to the surrounding properties" and officers consider its findings to be sound.

7.5 STANDARD OF ACCOMODATION

Internal

- 7.5.1 Policy 3.5 of the London Plan 2016 requires housing development to be of the highest quality internally and externally, and should satisfy the minimum internal space standards (specified as Gross Internal Areas –GIA) as set out in Table 3.3 of the London Plan. Table 3.3 provides comprehensive detail of minimum space standards for new development; which the proposal would be expected to comply with. Policy DMD2 of the Adopted Sites and Policies Plan (2014) also states that developments should provide suitable levels of sunlight and daylight and quality of living conditions for future occupants.

	Level	Type	Storeys	Proposed GIA (sqm)	Required GIA (sqm)	Compliant
Unit 1	Ground	1b2p	1	61	50	Yes
Unit 2	Ground	1b2p	1	64	50	Yes
Unit 3	Ground	1b2p	1	50	50	Yes
Unit 4	First	2b4p	1	72	70	Yes
Unit 5	First	1b2p	1	57	50	Yes
Unit 6	First	1b2p	1	54	50	Yes
Unit 7	First	2b4p	1	75	70	Yes
Unit 8	Second	2b4p	1	72	70	Yes
Unit 9	Second	1b2p	1	57	50	Yes
Unit 10	Second	1b2p	1	54	50	Yes
Unit 11	Second	2b4p	1	75	70	Yes
Unit 12	Third	2b4p	1	75	70	Yes
Unit 13	Third	1b2p	1	54	50	Yes
Unit 14	Third	1b2p	1	50	50	Yes
Unit 15	Third	2b4p	1	72	70	Yes
TH1		5b7p	3	144	125	Yes
TH2		4b7p	3	130	121	Yes
TH3		4b7p	3	130	121	Yes

- 7.5.2 As demonstrated by the table above, all the units would comply with the minimum space standards.

- 7.5.3 The design achieves dual aspects for all the residential units and townhouses.

External

- 7.5.4 In accordance with Merton Site's and Policies Policy DMD2, all new houses are required to provide a minimum garden area of 50 sqm as a single usable regular shaped amenity space. For flatted dwellings, a minimum of 5sqm of private outdoor space should be provided for 1-2 person flatted dwellings (also specified in the Mayor's Housing Supplementary Planning Guidance) and an extra 1 sqm should be provided for each additional occupant.

	Type	Proposed amenity (sqm)	Required amenity (sqm)	Compliant
Unit 1	1b2p	51	5	Yes
Unit 2	1b2p	72	5	Yes
Unit 3	1b2p	89	5	Yes

Unit 4	2b4p	7	7	Yes
Unit 5	1b2p	6	5	Yes
Unit 6	1b2p	6	5	Yes
Unit 7	2b4p	7	7	Yes
Unit 8	2b4p	7	7	Yes
Unit 9	1b2p	6	5	Yes
Unit 10	1b2p	6	5	Yes
Unit 11	2b4p	7	7	Yes
Unit 12	2b4p	7	7	Yes
Unit 13	1b2p	6	5	Yes
Unit 14	1b2p	6	5	Yes
Unit 15	2b4p	7	7	Yes
TH1	5b7p	50	50	Yes
TH2	4b7p	51	50	Yes
TH3	4b7p	95	50	Yes

7.5.5 As demonstrated by the table above, all the units would provide sufficient external amenity areas.

7.6 TRANSPORT, PARKING AND CYCLE STORAGE

7.6.1 Core Strategy Policy CS20 requires that development would not adversely affect pedestrian or cycle movements, safety, the convenience of local residents, street parking or traffic management. Cycle storage is required for all new development in accordance with London Plan Policy 6.9 and Core Strategy Policy CS18. It should be secure, sheltered and adequately lit and Table 6.3 under Policy 6.13 of the London Plan stipulates that 1 cycle parking space should be provided for a studio/1 bedroom unit and 2 spaces for all other dwellings.

7.6.2 The proposed development would provide 2x off street parking spaces for the wheelchair accessible units, and 3x off-street parking spaces for the townhouses (one for each).

7.6.3 The Transport officer has been consulted and has observed that the site has a PTAL of 2, which is poor (measured on a scale of 0 to 6b, 0 being the worst), and is located in Controlled Parking Zone M2. However, noted, there are footpaths in both the north and south directions which connect pedestrians to shops, community parks and schools. The pedestrian footpaths also connect to two nearby national rail stations: St Helier to the south west and Morden South to the northwest. Considering these short cut to pedestrian facilities, the sustainability of the site would demand a higher PTAL rating and therefore a car free option would be considered appropriate for the flatted development.

7.6.4 Each of the three townhouses proposed to have one off-street car parking space. Two accessible car parking spaces are proposed outside of the ground-floor wheelchair accessible apartments.

7.6.5 A legal agreement for the proposed development would be necessary to preclude future occupiers from obtaining parking permits.

7.6.6 In relation to cycle storage, the London Plan and London Housing SPG Standard 20 (Policy 6.9) states all developments should provide dedicated storage space for cycles:

1 per studio and one bed dwellings; and 2 per all other dwellings. The proposed flatted development would provide a cycle store containing 24 cycle spaces and additional short stay cycle spaces at the front of the development. The number of units indicate that 21 cycle spaces would be required. Therefore, the proposed provision would exceed the minimum requirement and is considered acceptable.

- 7.6.7 The townhouses would require 2 cycle spaces each, at the front of each townhouse would be a private cycle store providing a space for 2 cycles. This is considered acceptable and meets adopted standards.

7.7 REFUSE

- 7.7.1 The London Plan Policy 5.17 and Merton Core Strategy Policy CS17 require new developments to show capacity to provide waste and recycling storage facilities.

- 7.7.2 Merton's Waste and Recycling Storage Requirements require that residents do not have to walk more than 30metres to dispose of their waste and recycling in accordance to Building Regulations 2002, Part H. The collection vehicle shall be able to approach the container store or collection point within a maximum distance of 10 metres.

- 7.7.3 For the townhouses, the refuse bins would be positioned in a designated area at the front of the dwellings. This area would be considered an appropriate and convenient location for access, and collection from the highway.

- 7.7.4 For the flatted development, a communal refuse store would be located on the ground floor within the building. The store area can be accessed internally by residents, and there would be an external door opening on the western elevation toward Farm Road, which would permit ease of access for collection.

7.8 SUSTAINABILITY

- 7.8.1 All major residential development proposals will need to demonstrate:

- a) Compliance with Merton's Core Planning Strategy Policy CS15 Climate Change (parts a-d) and the Policies in outlined in Chapter 5 of the London Plan (2016) through submission of a detailed energy strategy.
- b) Proposals will need to demonstrate compliance with zero emissions target outlined in Policy 5.2 of the London Plan (2016):
 - i. Development proposals must achieve a minimum on-site emissions reduction target of a 35% improvement against Part L 2013, with the remaining regulated emissions (to 100% improvement against Part L 2013) to be offset through *cash in lieu contribution*, and secured via Section 106 agreement. The contribution will be used to enable the delivery of carbon dioxide savings elsewhere in the borough;
 - ii. The cash in lieu contribution will be collected according to the methodology outlined in the Mayor's Sustainable Design and Construction SPG. This will require each tonne of CO₂ shortfall to be offset at a cost of £60 per tonne for a period of 30 years (i.e. 60 x 30 = £1800 per tonne CO₂);
 - iii. Major residential developments will be expected to calculate and demonstrate the cumulative CO₂ emissions savings to be offset through

cash in lieu contribution (in accordance with the above approved methodology, and in line with the Mayor's guidance on preparing energy assessments as part of their submitted energy strategy.

- c) Achieve wholesome water consumption rates not in excess of 105 litres per person per day.

7.8.2 The Council declared a climate emergency in July 2019 and will shortly be adopting an action plan asking that developers maximise sustainability in schemes. Whilst the original proposal sought to surpass Merton's minimum policy standards, the applicants are seeking further solutions to apply additional measures to promote sustainability – such as the provision of PVs on the roof. Energy statements are being updated accordingly and shall be reviewed by the Council's Climate Change officer. Officers consider that this should not impede the determination of the application and that the application of a combination of suitably robust conditions along with legal requirements to secure appropriate carbon offset contributions would ensure that the scheme met adopted standards or mitigated the impact of the development were any shortfall to arise.

7.9 AFFORDABLE HOUSING

7.9.1 This matter has been assessed within a separate overarching report, which link the 4 Merantun Development applications.

7.10 OTHER MATTERS

Trees and Ecology

7.10.1 Policy DM O1 requires protection and enhancement of open space and to improve access to open space. The Council will continue to protect Metropolitan Open Land (MOL) and designated open spaces from inappropriate development in accordance with the London Plan and government guidance. And Policy DM O2 seeks to protect and enhance biodiversity, particularly on sites of recognised nature conservation interest. To protect trees, hedges and other landscape features of amenity value and to secure suitable replacements in instances where their loss is justified.

7.10.2 The Council's Tree officer has been consulted and raises no objection to the proposal. The proposed landscaping is acceptable, but a condition should be attached to require further details in connection with the submitted landscape plans.

7.10.3 In relation to the trees, conditions have been recommended should the application be minded for approval to ensure existing trees are protected in line with the submitted arboricultural report.

7.10.4 The Council's Ecology officer has also been consulted, and following review of the submitted ecological reports, considers their methodology, findings and recommendations are suitable. The recommendations from both reports should be included as suitably worded conditions, to ensure the protection and enhancement of biodiversity and provide a net biodiversity gain on the site.

Archaeology

7.10.5 GLAAS have been consulted and consider the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. The site is not located within an APA and being less than 0.5ha in size is considered to be of negligible archaeological

risk according to the archaeological risk model in the GLAAS Charter. There is no requirement for a Desk-Based Assessment for small, previously developed sites within APAs. No further assessment or conditions are therefore necessary.

7.11 DEVELOPER CONTRIBUTIONS

7.11.1 The proposed developments would all be subject to payment of the Merton Community Infrastructure Levy and the Mayor of London's Community Infrastructure Levy (CIL).

8. **CONCLUSION**

8.1 It is considered the redevelopment of the site is appropriate as it would offer an opportunity to reactivate a vacant disused plot of land, and the intensification of this area would deliver dwellings for which there is a recognized need and of a satisfactory standard. The buildings' scale, massing, design, positioning and materials would add a new and contemporary addition to the streetscene which may be considered to complement the local surroundings. The proposals would not have a harmful impact toward the amenity of the neighbouring properties by reason of loss of light or outlook. Parking impact may be suitably regulated via a legal agreement and sustainability targets achieved through suitable conditions and via carbon offset contributions.

8.2 The proposals are recommended for approval subject to a suitable legal agreement requiring the development to be permit free, to provide carbon offset contributions, linked in relation to affordable housing provision for all 4 Merantun Development sites.

RECOMMENDATION

Grant planning permission subject to the completion of an appropriate legal agreement to deliver the following:

- Affordable housing off site as part of a comprehensive 4 site development package which includes this site;
- Carbon offset financial contributions;
- Restrictions on parking permit eligibility.

And the following conditions:

1. A1 Commencement of Development
2. A7 Approved Plans
3. B1 External Materials to be approved – prior to commencement of development (other than demolition and works up to DPC level)
4. B4 Details of surface treatment – Prior to occupation of development, further details of the surfacing of all those parts of the site not covered by buildings or soft landscaping, including any parking, service areas or roads, footpaths, hard and soft shall be submitted in writing for approval by the Local Planning Authority (providing specification of product where appropriate). The development shall not be occupied until the details have been approved and works to which this condition relates have been carried out in accordance with the approved details.
5. B5 Details of Walls/Fences – Prior to occupation of development, further details (providing specification of product where appropriate) of boundary walls and fences shall be submitted in writing for approval to the Local Planning Authority. No works which are the subject of this condition shall be occupied until the details are approved and carried out in accordance with the approved details. The walls and

fencing shall be permanently retained thereafter.

6. C01 No Permitted Development – Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the 3 dwellinghouses (layouts shown on drawings: MRT-WWP-FR-ZZ-DR-A-12003 [Townhouse Layouts - Ground and First Floor]; MRT-WWP-FR-02-DR-A-12004 [Townhouse Layouts - Second Floor]), other than that expressly authorised by this permission shall be carried out without planning permission first obtained from the Local Planning Authority.
7. C03 Obscure Glazing – before the development is first occupied, bathroom windows on the northern elevation of the flatted development (facing toward The Cottage) are to be obscure glazed, and shall be permanently maintained as such thereafter.
8. C07 Refuse & Recycling (details to be submitted) – No development shall be occupied until a scheme for the storage of refuse and recycling has been submitted in writing for approval to the Local Planning Authority. No works which are the subject of this condition shall be occupied until the scheme has been approved and carried out in full. Those facilities and measures shall thereafter be retained for use at all times from the date of first occupation.
9. D10 External Lighting – Any external lighting shall be positioned and angled to prevent any light spillage or glare beyond the site boundary.
10. D11 Construction Times – No demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays.
11. Non-standard condition – Notwithstanding the lightning strategy shown on page 14 of the 'Landscape Planning Statement' (ref: ExA_1930_FR_Planning_Statement Rev C), an amended lighting scheme with specification of lighting products to be installed on the site shall be submitted to the Council for approval prior to occupation of the development.
12. F01 Landscaping/Planting Scheme – Notwithstanding the Planting Plan layout shown on drawing ref: ExA_1930_FR_201 Rev C and the Tree & Planting strategy within the 'Landscape Planning Statement' (ref: ExA_1930_FR_Planning_Statement Rev C), a further detailed landscaping and planting scheme shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development, these works shall then be carried out as approved before the occupation of the buildings hereby approved unless otherwise agreed in writing by the Local Planning Authority. The details shall include on a plan, full details of the size, species, spacing, quantities and location of proposed plants, together with any hard surfacing, means of enclosure, and indications of all existing trees, hedges and any other features to be retained, and measures for their protection during the course of development.
13. F05 Tree Protection – The details and measures for the protection of the existing trees as specified in the approved document 'BS 5837:2012 Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement – Version 2' dated 16th August 2019, shall be fully complied with. The methods for the protection of the existing retained trees shall fully accord with all

of the measures specified in the report and shall be installed prior to the commencement of any site works and shall remain in place until the conclusion of all site works.

14. F08 Site Supervision – The details of the approved document ‘BS 5837:2012 Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement – Version 2’ dated 16th August 2019, shall include the retention of an arboricultural expert to monitor and report to the Local Planning Authority not less than monthly the status of all tree works and tree protection measures throughout the course of the demolition and site works. A final Certificate of Completion shall be submitted to the Local Planning Authority at the conclusion of all site works.
15. H02 Vehicle Access to be provided – The development hereby approved shall not be occupied until the proposed vehicle access has been sited and laid out in accordance with the approved plans.
16. H03 Redundant Crossovers – The development shall not be occupied until the existing redundant crossover (along Farm Road) have been be removed by raising the kerb and reinstating the footway in accordance with the requirements of the Highway Authority.
17. H04 Provision of Vehicle Parking – The 5 vehicle parking spaces shown on the approved plans shall be provided before the occupation of the buildings or use hereby permitted and shall be retained for parking purposes for occupiers and users of the development and for no other purpose.
18. H06 Cycle Parking (Details to be submitted) – No development shall be occupied until details of secure cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and thereafter retained for use at all times.
19. Non-standard condition (ecology) – The recommendations set out in the ‘Preliminary ecological appraisal, bat roost assessment and tree survey of Farm Road Church, Morden, London Borough of Merton’ by CGO Ecology Ltd, dated 16/08/2019, and ‘Preliminary roost assessment and nocturnal bat surveys of Farm Road Church, Morden, London Borough of Merton’ by CGO Ecology Ltd, dated 10/06/19, shall be carried out where specified prior to the commencement of development, and protective/enhancement measures incorporated into the development scheme throughout the construction process and prior to occupation of the development. Of particular note, the ‘Preliminary ecological appraisal, bat roost assessment and tree survey’ recommends three nocturnal (dusk/dawn) bat surveys must be carried out between May to August. Any relevant findings and measures for protection shall be reported to the LPA.
20. Non-standard condition (sustainability) – No part of the development hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority confirming that the development has achieved CO2 reductions of not less than a 35% improvement on Part L regulations 2013, and wholesome water consumption rates of no greater than 105 litres per person per day.
21. No development shall take place, other than site preparation/clearance, until a Demolition **and** Construction Logistics Plan (including a Construction Management

plan in accordance with TfL guidance) has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the demolition and construction period.

The Statement shall provide for:

- hours of operation
- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of noise and vibration during construction.
- measures to control the emission of dust and dirt during construction/demolition
- a scheme for recycling/disposing of waste resulting from demolition and construction works.

Informatives

1. INF 01 Party Walls Act
2. INF 08 Construction of Accesses – It is Council policy for the Council's contractor to construct new vehicular accesses. The applicant should contact the Council's Highways Team prior to any work starting to arrange for this work to be done.
3. INF 09 Works on Public Highway
4. INF 12 Works affecting the public highway
5. INF 14 Tree felling, birds and bats
6. INF 20 Street naming and numbering
7. INF Sustainability
8. INF Swifts
9. INF Thames Water
10. Note to Applicant – approved schemes