

PART 6: Planning Applications for Decision

Item 6.2

1 APPLICATION DETAILS

Ref: 22/04337/FUL
 Location: 27 Woodfield Hill, Coulsdon, CR5 3ED
 Ward: Coulsdon Town
 Description: Demolition of the existing dwelling and construction of 4 x 4 bed dwellings and 2 x 4 bed detached dwellings with associated car parking provision, cycle storage, refuse storage and landscaping and demolition of existing dwelling.
 Applicant: Mrs Karen Haizelden
 Case Officer: Mr Hoa Vong

Drawing Nos:

Plans

181120W-T Rev A; PL_200 Rev 09; PL_201 Rev 09; PL_202 Rev 09; PL_203 Rev 09; PL_204 Rev 09; PL_205 Rev 09; PL_300 Rev 09; PL_301 Rev 09; PL_302 Rev 09; PL_303 Rev 09; PL_100 Rev 09; PL_101 Rev 09; PL_102 Rev 09; PL_103 Rev 09; Landscaping Strategy Plan; PL_001 Rev 00; Accommodation Schedule; TR007 Rev B Sheet 1 of 2; TR007 Rev B Sheet 2 of 2 and CGIS x2.

Documents

Fire Strategy Statement (Altham Lewis Architects); Landscape Management Plan (Feb 2023 Minaeva Landscape); Bat Emergence Survey (June 2022 ASW Ecology); Construction Logistics Plan (13 Oct 2022 Pulsar Transport Planning); Preliminary Ecological Appraisal (06 June 2021 Elite Ecology); Reptile Survey (Aug 2022 Calumma Ecological Services); Conceptual SuDS strategy report (Oct 2022 Innervision Design Ltd); Landscape Strategy (Feb 2023); Parking Survey Technical Note (8 Feb 2023 Pulsar Transport Planning); Planning Statement (Feb 2023 Vita Group); Tree Survey, Arboricultural Impact Assessment, Draft Arboricultural Method Statement & Tree Protection Plan (14 Feb 2023 Usherwood Arboriculture) and Design and Access Statement Rev 04 (Feb 2023 Altham Lewis Architects).

Housing Mix					
Size (bedrooms)	1	2	3	4+	TOTAL
Existing (market)	-	-	1	-	1
Proposed (market)	-	-	-	6	6
TOTAL	-	-	-	6	6

Vehicle and Cycle Parking (London Plan Standards)	
PTAL: 1a	
Car Parking maximum standard	Proposed

9	9
Long Stay Cycle Storage minimum	Proposed
12	12
Short Stay Cycle Storage minimum	Proposed
2	2

1.1 This application is being reported to committee because:

- Councillor Mario Creatura made representations in accordance with the Committee Consideration Criteria and requested committee consideration
- Objections above the threshold in the Committee Consideration Criteria have been received

2 RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission

2.2 That the Director of Planning Sustainable Regeneration is delegated authority to issue the planning permission subject to:

A. The prior completion of a legal agreement to secure the following planning obligations:

1. Sustainable transport contribution of £9,000
2. S.278 and/or S.38 agreement to secure highways works
3. Monitoring fee
4. Payment of the Council's reasonable legal costs
5. Any other planning obligation(s) considered necessary by the Director of Planning and Sustainable Regeneration

2.3 That the Director of Planning and Sustainable Regeneration is delegated authority to negotiate the legal agreement indicated above.

2.4 That the Director of Planning and Sustainable Regeneration is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. Commencement time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and Reports

Prior to above ground works

3. Submission of materials and design details
4. Pre-occupation Wildlife sensitive lighting design scheme
5. Development in accordance with accessible homes requirements M4(3) and M4(2)

6. Submission of external energy plant details including PV panels and air source heat pumps
7. Details of bin and bike store layout
8. Details of finished floor levels and retaining walls

Compliance

9. Obscure glazing on flank windows above ground floor level
10. Compliance with SUDS details
11. Compliance with Delivery and Servicing Details
12. Compliance with Arboricultural Assessment and Tree Protection Plan
13. Compliance with Ecological Appraisal recommendations, including measures to protect birds, bats, hedgehogs and slow worms
14. Compliance with Fire Statement
15. Compliance with Construction Logistics Plan
16. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines
17. Installation of at least 20% EVCPs
18. Water use target of 110l/p/d
19. Removal of Permitted Development Rights
20. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

INFORMATIVES

1. Granted subject to a Section 106 Agreement
 2. Community Infrastructure Levy
 4. Code of practice for Construction Sites
 5. Highways informative in relation to s278 works required
 6. Compliance with Building/Fire Regulations
 7. Construction Logistics Informative
 8. Refuse and cycle storage Informative
 10. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport
- 2.5 That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.
- 2.6 That, if by 3 months from the date of the committee meeting, the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration is delegated authority to refuse planning permission.

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 Full planning permission is sought for the demolition of the existing dwellings on the site and the construction of 6 dwellinghouses, 2 storeys in height (with roof accommodation in the frontage buildings), together with associated parking, access and landscaping. 9 car parking spaces are proposed along with 12 long stay cycle parking spaces, private amenity space and hard and soft landscaping.



Figure 1 Proposed front elevation of front dwellings



Figure 2 Proposed front elevation of rear dwellings

3.2 During the assessment of the application, amendments to the scheme have been made and these are detailed below:

- Change from terraced dwellings to the front to semi- detached pair
- Revisions to the design
- Dwellings to the rear repositioned to avoid root protection areas (RPA)



Figure 3 Dwellings to the front which were proposed before amendments



Figure 4 Dwellings to the rear which were proposed before amendments

3.3 As a result of these amendments neighbours were also re-consulted and these comments are summarised in section 5 of this report.

Site and Surroundings

3.4 The application site comprises a detached single storey dwelling (with roof accommodation) within a wide and deep plot along Woodfield Hill. The frontage is predominantly hard surfaced and has two vehicular access points with a central hedgerow in between. The rear of the site is well landscaped and appears to have mature and protected trees (TPO 32 of 1987) running along the rear boundary of the site and within the adjacent rear areas of the adjoining sites. The properties across the context tend to vary in their shape, size and appearance.



Figure 5 Aerial View of the Site

- 3.5 The surrounding roads and host site are located in flood risk zone 1 and at a low risk of surface water flooding.
- 3.6 The site has a PTAL of 1a (very poor). The site backs onto Metropolitan Green Belt Area and forms part of the Chipstead Chalk Pasture Site of Nature Conservation Importance (SNCI). The site also lies adjacent to an Archaeological Priority Area (APA) – Croydon Downs Tier III.

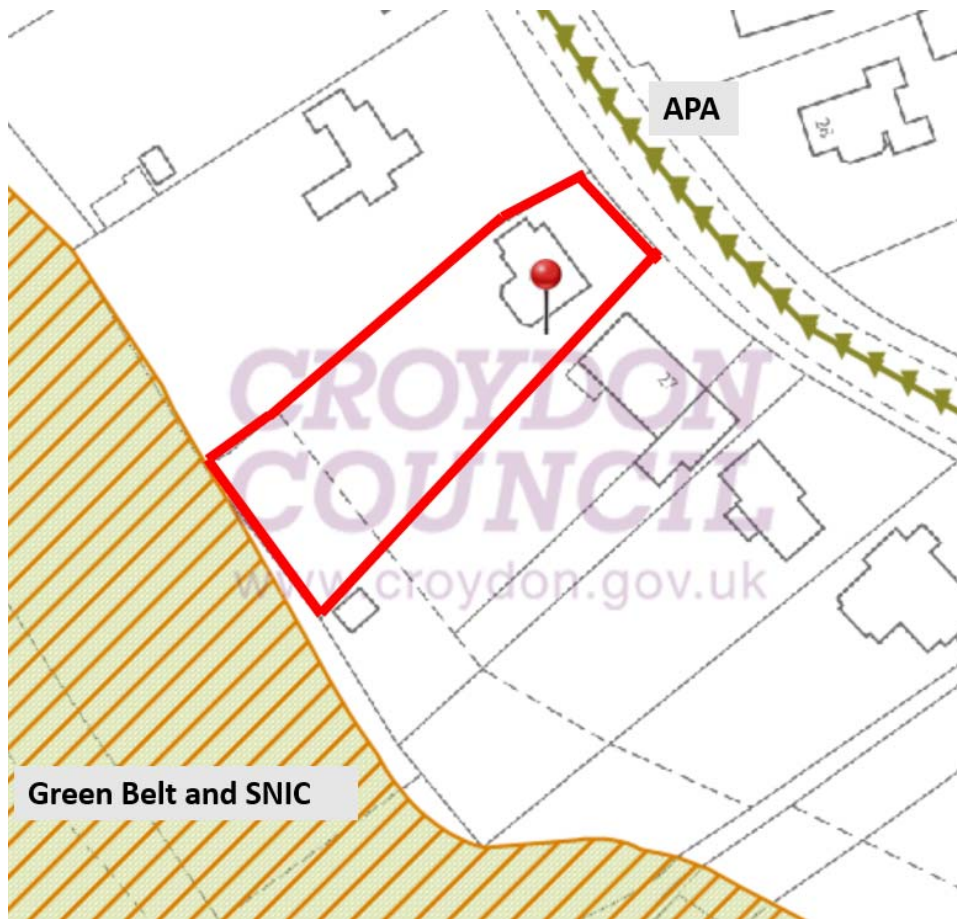


Figure 6 Site Designations

Planning History

3.7 The following planning decisions are relevant to the application:

27 Woodfield Hill

3.8 19/02459/FUL – Conversion of the existing dwelling into two dwellings (1 five bedroom with a one bedroom annex and 1 three bedroom), addition of a crossover and alterations. (permission granted-25/09/2019 not implemented).

3.9 19/04904/DISC – Discharge of condition 3 attached to planning permission ref. 19/02459/FUL. (permission granted-06/12/2019).

3.10 14/02981/T- T48 sycamore, T52 oak, T53 sycamore and T56 Norway maple - Remove all trees. (Granted 07/08/2014)

19 Woodfield Hill Coulsdon CR5 3EL

3.11 20/02118/FUL- Demolition of a single-family dwellinghouse and erection of 1x three and four-storey block containing 2x four-bedroom houses and 4x two-bedroom flats, and 3x three-bedroom detached houses with associated access, car parking, cycle and refuse storage. APPROVED 01/10/2020 and COMPLETED.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

4.1 The following sections of this report summarise the officer assessment and the reason for the recommendation.

- The principle of the intensified residential development is acceptable given the residential character of the surrounding area
- The proposal includes 6x 4-bedroom homes which would provide a high standard of accommodation and much needed family housing
- The design and appearance of the development draws from the surrounding character, design and materiality and would positively contribute to the area
- A high quality landscaping scheme is proposed with an enhancement in biodiversity and tree planting
- The proposed development has been carefully designed and further amended in order to mitigate any unacceptable impact on neighbouring amenity
- The access arrangements have been scrutinised and would not have an unacceptable impact on highway safety.
- 9 car parking spaces would be provided on site, which would not result in a significant impact on parking stress.
- Suitable planning obligations and conditions have been recommended.

5 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

Tree officers

5.2 No objection to tree protection measures and impact on TPOs. Objections are raised towards post development strain on neighbouring trees and should be refused on this basis. Lack of landscaping to replace trees lost.

Transport Planning

5.3 No objections the following is to be secured:

- Secure visibility splays via condition
- S278 works required for vehicle crossover works
- Compliance with submitted CLP

Archaeology

5.4 The proposal is unlikely to have a significant effect on heritage assets of archaeological interest and that no further assessment or conditions are therefore necessary.

6 LOCAL REPRESENTATION

First Round of Consultation

6.1 A total of 27 neighbouring properties were notified about the application and invited to comment. The application has been publicised by way of a site notice displayed in the

vicinity of the application site. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 72 Objecting: 44 Supporting: 28 (5 out of borough)

No of petitions received: 0

6.2 The following local groups/societies made representations which are summarised below:

Chipstead Residents Association (objection):

- Detrimental impact on tree(s)
- Loss of light
- Not in Keeping with the area
- Obtrusive by design
- Over Development
- Overlooking
- Residential Amenity
- Traffic or Highways
- Parking inappropriate
- Refuse access inappropriate
- Increased hard landscaping
- Impact on Green Belt and a site of Nature Conservation importance

Coulsdon West Residents' Association (objection):

- Errors in planning application
- Overlooking
- Overbearing, Massing, out of character
- Transport/parking impact
- Ecology
- Lack of amenity space
- Would set a precedent

6.3 The following Councillor and MP made representations which are summarised below:

Councillor Maria Creatura (objection):

- This is facing onto land directly behind Coulsdon Lane, which is green belt. It will involve the removal of at least five mature trees.
- It is out of keeping with the area - there are no terraced houses anywhere nearby.
- It is out of keeping with the street scene
- It would dominate and be overbearing to nearby properties. The roof height is higher than that of number 29, even though it is further down the hill, and seems to be to the height of the chimney at 29, not ridge height.
- The two detached houses to the rear of the site will face directly at existing dwellings, and as such would be impacting both privacy and light for existing residents.

Chris Philip MP (objection):

- The proposal for a block of 4 four-bedroom terraced houses spread over three storeys plus two detached four-bedroom houses to the rear, would be a significant overdevelopment of this site due to its design, size, height, footprint, scale and massing and would result in an incongruous form of development
- Substantial concerns regarding the level of built form and quantum of development proposed on a site so close to the Metropolitan Green Belt, in an area which forms part of a Sites of Nature Conservation
- Importance (SNCI) and falls within the Archaeological Priority Area (APA) – Croydon Downs Tier III.
- The height, bulk and massing of the proposal would be detrimental to the street-scene
- The proposal fails to respect the local development pattern, layout and siting and completely dominates the plot; neighbouring properties are generously spaced and respect the trees and green character of the area
- The development would be detrimental to the amenities of the occupiers of the neighbouring properties by reason of its mass, design and siting resulting in increased visual intrusion and loss of privacy
- Concerns about the loss of mature trees and hedges in this well-established semi-rural garden site
- Inadequate parking arrangements for residents and visitors – the site has a very poor PTAL rating of 1b
- Concreting over of garden space; the loss of natural vegetation and natural habitat

Second Round of Consultation

6.4 The number of representations received from the second round of consultation are as follows:

No of individual responses: 14 Objecting: 14 Supporting: 0

No of petitions received: 0

6.5 The following local groups/societies made representations which are summarised below:

Chipstead Residents Association (objection):

- Amendments do not make the application acceptable
- Detrimental impact on tree(s)
- Loss of light
- Not in Keeping with the area
- Obtrusive by design
- Over Development
- Overlooking
- Residential Amenity
- Traffic or Highways
- Parking inappropriate
- Refuse access inappropriate
- Increased hard landscaping
- Impact on Green Belt and a site of Nature Conservation importance

Coulsdon West Residents' Association (objection):

- Overlooking
- Overbearing, Massing, out of character
- Transport/parking impact
- Ecology
- Lack of amenity space

6.6 The following issues were raised in representations received in total that are material to the determination of the application, and they are addressed in substance in the next section of this report:

Objection	Officer comment
Character and design	
Overdevelopment Not in keeping with area Bulk and mass not in keeping Terraces inappropriate Precedent for back garden development Encroachment on greenbelt	<p>The proposed height (2-3 storeys with rooms in the roofspace) is in keeping with the height and massing of the surrounding dwellings. A design led approach has been taken which reflects the character, layout, footprint and suburban character of the area and does not encroach on Greenbelt.</p> <p>The proposed materials and landscaping would be high quality and full details would be secured by condition</p> <p>Matters related to design are assessed fully in the below report</p>
Neighbouring amenity	
Overlooking Noise Loss of light Overbearing	<p>The proposed development would not have an unacceptable impact on neighbouring amenity and measures have been taken to mitigate any negative impacts.</p> <p>Matters related to residential amenity are assessed fully in the below report</p>
Quality of accommodation	
Loss of amenity space	All dwellings would have appropriate levels of amenity space
Transport and Highways impacts	
Impact of parking on local roads/increased parking Harm to pedestrian and other road users Lack of manoeuvring space for vehicles Increased traffic	There is sufficient parking and manoeuvring on site in line with policy requirements which would prevent significant impact on local parking. The scheme is not of a size to cause harm to pedestrians or significantly impact the highways network.

	Matters related to highways, parking and construction are assessed fully in the below report
Tress and ecology	
Negative impact on environment and wildlife Impact on trees Loss of neighbouring TPO trees Loss of green space Large Cedar tree already felled Impact on Greenbelt and SNIC	All species on site would be protected and measures taken to mitigate any negative impacts and there would not be harm to the SNIC. There would also be an increase in tree planting. Overall, there would be a net biodiversity gain. Matters related to Trees and ecology are assessed fully in the below report
Sustainability	
Bad for the environment	The proposal would be required to achieve a 30% reduction in C02 emissions in line with building regs. Full details of sustainable measures would be secured by condition. Matters related to Sustainability, pollution and flooding are assessed fully in the below report
Other	
Impact on infrastructure Restricted Covenants Scheme seeks profit	The scheme is not of a size which would cause significant impacts on local infrastructure, and its impacts would be mitigated by the Community Infrastructure Levy payment, other than sustainable transport which will be mitigated by a s.106 obligation. Any restrictive covenants in place are not a planning consideration. The scheme as discussed in the below report has been assessed in accordance with the development plan and all relevant guidance and polices

7 RELEVANT PLANNING POLICIES AND GUIDANCE

Development Plan

7.1 The Council's adopted Development Plan consists of the London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2022). Although not an exhaustive list, the policies which are most relevant to the application are:

London Plan (2021)

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design

- D6 Housing quality and standards
- D7 Accessible housing
- D12 Fire Safety
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- S4 Play and informal recreation
- G2 London's Green Belt
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S112 Flood risk management
- S113 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 cycling
- T6 car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

Croydon Local Plan (2018)

- SP2 Homes
- SP7 Green Grid
- DM1 Housing choice for sustainable communities
- SP4 Urban Design and Local Character
- DM10 Design and character
- DM13 Refuse and recycling
- SP6 Environment and Climate Change
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing floor risk
- DM26 Metropolitan Green Belt and Metropolitan Open Land
- DM27 Protecting and Enhancing our Biodiversity
- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

7.2 The Development Plan should be read as a whole, and where policies conflict with each other, the conflict must be resolved in favour of the policy contained in the last document to be adopted, approved or published as part of the development plan, (in accordance with s38(5) of the Planning and Compulsory Purchase Act 2004).

Planning Guidance

National Planning Policy Framework (NPPF)

7.3 Government Guidance is contained in the NPPF, updated on 20 July 2021, and accompanied by the online Planning Practice Guidance (PPG). The NPPF sets out a

presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Delivering a Sufficient Supply of Homes
- Promoting Sustainable Transport
- Achieving Well Designed Places

SPDs and SPGs

7.4 There are also several Supplementary Planning Documents (SPD) and Supplementary Planning Guidance (SPG) documents which are material considerations. Although not an exhaustive list, the most relevant to the application are:

- London Housing SPG (Mayor of London, 2016)
- Accessible London: Achieving an Inclusive Environment SPG (Mayor of London, 2014)
- Play and Informal Recreation SPG (Mayor of London, 2012)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)

Additional Guidance

The following guidance has not been formally adopted as statutory planning guidance but is material to the assessment of planning applications:

- Section 106 Planning Obligations in Croydon and their relationship to the Community Infrastructure Levy (2019)
- Waste and Recycling in Planning Policy Document (October 2018)
- National Design Guide (2019)

8 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the committee must consider are:

1. Principle of development
2. Design and impact on character of the area
3. Quality of residential accommodation
4. Impact on neighbouring residential amenity
5. Trees, landscaping and biodiversity
6. Access, parking and highway impacts
7. Flood risk and Sustainability
8. Fire Safety
9. Archaeology
10. Other Planning Issues
11. Conclusions

Principle of development

- 8.2 The Croydon Local Plan sets out a housing target of 32,890 homes over a 20-year period from 2016-2036 (1,645 homes per year). The London Plan requires 20,790 of those homes to be delivered within a shorter 10-year period (2019-2029), resulting in a higher annual target of 2,079 homes per year.
- 8.3 Local Plan Policy DM1 seeks to enable housing choice by ensuring that redevelopment does not result in the loss of homes smaller than 130 sqm, or the net loss of 3-bedroom homes (as originally built).
- 8.4 London Plan Policy H1-Increasing housing supply sets the ten-year targets for net housing completions that each local planning authority should aim for. The London Borough of Croydon council have been set an overall target of 20,790 homes between the period between 2019/20 and 2028/29. It is identified within the London Plan that between the same period 6,410 homes should be delivered through small sites such as this one to meet the overall target set out within table 4.1.
- 8.5 Section b of the policy also states that local authorities should optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions, especially the following sources of capacity: sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800m distance of a station or town centre boundary.
- 8.6 Policy H2 states that boroughs should pro-actively support well design new homes on small sites through both planning decisions and plan-making in order to:
1. significantly increase the contribution of small sites to meeting London's housing needs
 2. diversify the sources, locations, type and mix of housing supply
 3. support small and medium-sized housebuilders
 4. support those wishing to bring forward custom, self-build and community-led housing
 5. Achieve the minimum targets for small sites set out in Table 4.2 as a component of the overall housing targets set out in Table 4.1.
- 8.7 The site is considered by officers as suitable for development based on its compliance with the above policies being a small windfall site and able to contribute towards the Local Planning Authority meeting the housing target as set out within Policy H2 of the London Plan whilst also complying with the Croydon Local Plan policy DM1.
- 8.8 The existing dwelling is also not below 130sqm and would provide 100% 4 bed family dwellings such that there would be no net loss of a small family home, and the proposal would comply with the policies regarding the protection and re-provision of family dwellings.

Design and impact on character of the area

- 8.9 Policies SP4.1 and DM10.1 of the Local Plan explain that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape. London Plan policy D3 states that a design-led approach should be pursued and that proposals

should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness.

8.10 Policy DM10 requires that dwellings constructed within rear gardens of existing properties are subservient in scale to the main house.

8.11 The proposed development consists of 4 x 4, three storey 5 person semi- detached dwellings and 2 x 4 two storey semi- detached 7 person dwellings, arranged with four dwellings to the front and two to the rear.

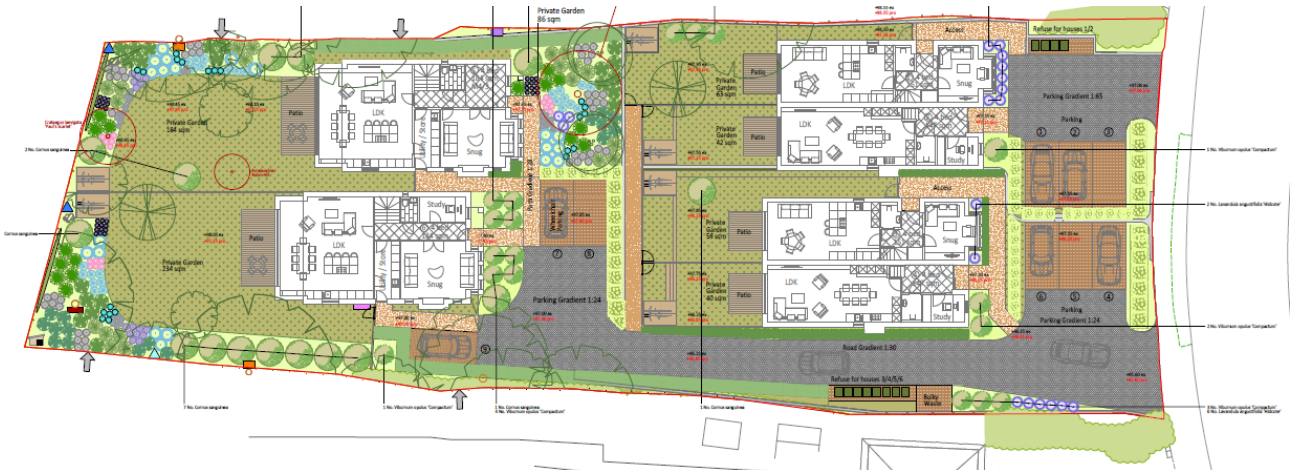


Figure 7 Proposed Site Layout



Figure 8 Proposed Aerial View

8.12 In terms of height and massing, the 4 dwellings to the front would be three storeys high with the additional storey contained fully within the roof spaces. The dwellings to the rear would be two storeys.

8.13 Whilst a third storey is proposed to the front and the dwellings are taller than the neighbouring dwellings, they are read as two storey as shown in the below figure, due

to the third storey being contained in the roof. The proposed dwellings to the front also follow sloping land levels and visual drop in building heights.



Figure 9 Proposed Streetscene



Figure 10 Front elevation dwellings to the rear

- 8.14 Utilising sloping land levels and the roofspace, results in buildings of a height, massing and layout comparable to the surrounding dwellings and would ensure that the character of the area would be maintained.
- 8.15 It should be noted that there are a mix of properties in the area with bungalows and two storey dwellings together with much larger 3 storey dwellings (see below figure), and seen within this context the proposed dwellings would sit comfortably in the existing streetscene.



Figure 11 Nos.30, 31, and 32 Woodfield Hill (left to right)

8.16 With regards to the development at the rear of the site, officers consider that there is an established precedent which allows for this type of back land development as there are examples of such development within the immediate area of the site. It is therefore considered that the principle of back land development, when assessed against the context of the area, would be appropriate in this location. The two storey height to the rear given the surrounding building heights would also be acceptable.



Figure 12 Backland Development approved at No. 19 (Blue outline)



Figure 13 No 19 Street elevation (left) and backgarden dwellings (right)

- 8.17 The proposed dwellings would be of a traditional design taking cues from the surrounding properties and would have pitched roofs with street facing gables. 4 main materials are also proposed. Red brick, to echo the predominance of red brick in the area, white render, timber detailing and the red/brown tile prevalent throughout the area.
- 8.18 Final details will be secured by condition, however officers are satisfied that the proposed materials would be high quality and contextually appropriate.
- 8.19 The site is adjacent to the Metropolitan Green Belt which is immediately to the south-west of the site. The proposed dwellings are set within the site outside of Green Belt Land and because of this, the overall modest height, massing and number of units proposed together with existing tree cover, it is considered that the proposal would not have a detrimental impact on the setting of the Green Belt or its openness. The

proposed development would not be contrary to Green Belt policy and is acceptable in principle.

8.20 The applicant has demonstrated that a design led approach has been taken which respects the character of the area and which is considered to be of a high quality and of an appropriate scale and mass for this location. This can be seen in the proposed materials which match those in the area, how the roofspace has been utilised to create a third storey and incorporation of single family dwelling houses.

8.21 The proposal would therefore comply with policies SP4.1 and DM10 and London Plan policy D3 as it is of an appropriate form and mass for this site and a suitably high design quality which responds appropriately to its context.

Quality of residential accommodation

8.22 Policy D6 of the London Plan 2021 outlines housing development should be of a high-quality design and provide adequate-sized bedrooms and residential units, as well as sufficient floor to ceiling heights and light.

8.23 CLP policy SP2.8 requires residential development to comply with the minimum standards set out in the Mayor of London’s Housing Supplementary Planning Guidance and National Technical Standards (2015). Furthermore, proposals should meet minimum design and amenity standards set out in the CLP and other relevant London Plan and National Technical Standards (2015) or equivalent.

8.24 CLP policy DM10.4 requires proposals for new residential development to provide a minimum amount of private amenity space of 5m² per 1–2-person unit and an extra 1m² per extra occupant thereafter.

8.25 Policy D5 of the London Plan outlines development should be convenient and welcoming with no disabling barriers and policy D7 requires at least 10 per cent of dwellings to meet Building Regulation requirement M4(3) ‘wheelchair user dwellings’.

Unit	Size (bedroom/person)	GIA (sqm) proposed	Min. GIA (sqm)	Amenity Space (sqm)	Min. Amenity Space (sqm)
1	4b/7p (rear)	184	115	243	10
2	4b/7p (rear)	184	115	184	10
3	4b/5p (front)	151	112	63	8
4	4b/5p (front)	151	103	56	8
5	4b/5p (front)	147	103	42	8
6	4b/5p (front)	147	103	40	8

Table 1: scheme considered against London Plan Policy D6 and Table 3.1

8.26 All dwellings would meet or exceed external and internal space standards and would also be triple aspect. The standard of accommodation would be high quality and would exceed minimum space standards.

8.27 1 dwelling would be built to M4(3) accessible standards with the remaining dwellings built to M4(2) standard. These details would be secured by condition with the applicant

required to submit detailed drawings showing how each dwelling complies with the standards.

Impact on neighbouring residential amenity

8.28 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels.

8.29 The site is adjacent to number 25 and 29 Woodfield Hill. It is not considered that the proposals, due to the separation distances between boundaries and the modest depths, would result in harm to the outlook and the amenity of the neighbouring dwellings. The proposed back land element of the site would be in excess of 20m from the frontage buildings and it is therefore considered that this arrangement offers significant separation distances that would result in minimal harm to the privacy and the amenity of the neighbouring and future occupiers of the site. The proposed frontage houses would also sit outside a 45-degree line taken horizontally from the closest rear elevation habitable windows at the adjacent properties as shown below.



Figure 14 45-degree test

Trees, landscaping and biodiversity

Trees

8.30 Policy G7 requires that wherever possible, existing trees of value should be retained. Similarly, CLP policy DM28 specifies that proposals which result in the avoidable loss of retained trees where they contribute to the character of the area will not be acceptable. CLP policy DM10 also requires proposals to incorporate hard and soft landscaping.

- 8.31 Policy DM10.8 seeks to retain existing trees and vegetation and policy DM28 requires proposals to incorporate hard and soft landscaping.
- 8.32 There are 10 individual trees and 3 hedges which would potentially be impacted by the proposed scheme. 5 trees and 3 hedges are within the application site and are 5 located in neighbouring properties. 3 category C trees (T002 Cherry, T009 Yew and T10 Cherry) and 3 category C hedges would require removal to facilitate the proposed development, whilst the remaining on and off-site trees would be protected throughout all stages of development.
- 8.33 The rear of the site is subject to a TPO (TPO 32 of 1987). A number of these trees appear to have been removed and permission has also been granted in 2014 to remove a number of them (14/02981/T). No TPO trees however on site or neighbouring trees would be impacted.

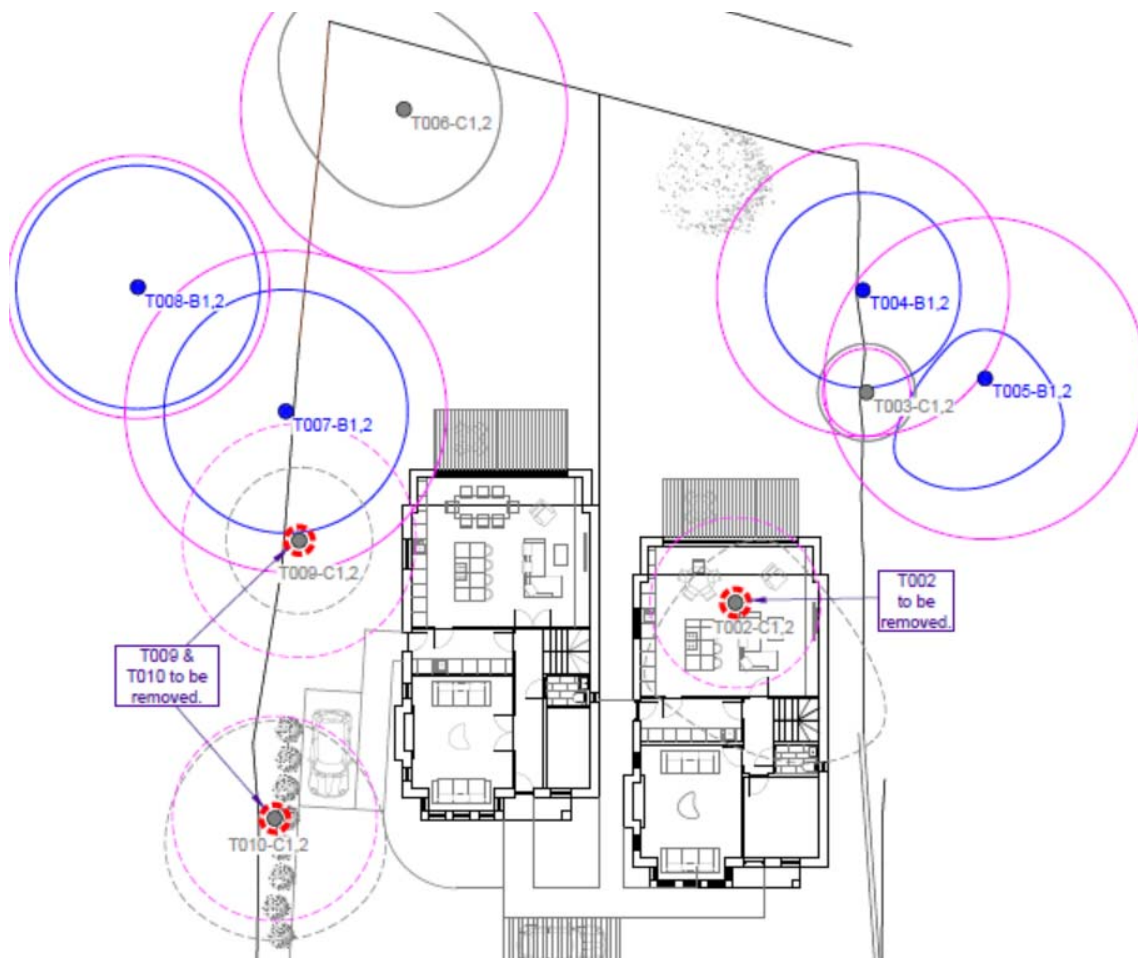


Figure 15 Tree Protection Plan

- 8.34 All trees and hedges would be replaced with a total of 5 replacement trees. The applicant has also stated that all trees would have a minimum stem girth of 14-16cm, with an additional larger tree of 20-25cm girth proposed to replace a previously removed mature Cedar. This is acceptable and would be sufficient to offset and provide an enhancement.
- 8.35 Tree officers have raised no objections with regards to the impact of the proposal during construction on the trees surveyed. Objections have been raised however with regards to post development strain which may lead to pruning of neighbouring trees

as a result of overshadowing to proposed rear gardens. Officers consider that the proposed rear gardens would receive sufficient daylight and sunlight and existing trees would not prejudice future amenity or use of these gardens.

Landscaping

- 8.36 The proposed landscaping plan is detailed and of a high quality. Various areas of planting within the front and rear gardens are proposed along with trees, diverse flora and fauna and a number of habitats are proposed which would result in a biodiversity enhancement. These measures would be secured via condition. The proposed hard landscaping includes permeable paving across the car parking area, block paving for paths and various planters.
- 8.37 The site slopes up from the street towards the rear. To accommodate the proposed houses and appropriate path gradients, some excavation is proposed. Retaining walls are proposed along the side elevations with level changes of up to 1.25m (excavation). Given the sloped nature of the street, such retaining walls are not unusual features within the street scene. In this case, the excavation would not result in any harm to neighbour amenity. Along the boundary with no.25, the land level would be partially raised, with the proposed driveway being 0.7m above the existing land level. Given that this is not a significant increase, and that there would be soft landscaping and the boundary fence separating the properties (and a very low number of vehicle movements) it is not considered that this level change will cause undue harm to neighbours, for example from vehicle headlights when exiting the site.
- 8.38 A condition is recommended requiring details of the proposed retaining walls.
- 8.39 The proposed driveways are not accompanied by pedestrian paths. There would be two driveways into the site. One would serve 2 houses, with only three parking spaces, such that the low number of parking spaces are not considered to introduce a significant highway safety risk to the users of the driveway. The other driveway would split into two areas; to the front there would be parking for 2 houses which, once crossed, would then give access to 2 short paths to each of the adjacent front doors. The remaining driveway (along the site boundary) would only provide access to the 2 houses at the rear of the site, such that pedestrians sharing that surface would not introduce significant highway safety impacts.
- 8.40 The proposal is considered to comply with Local Plan policy DM10.8 and DM28 and G7.

Ecology

- 8.41 London Plan policy G6 requires proposals to manage impacts on biodiversity. The site is located adjacent to the Chipstead Chalk Pasture Site of Nature Conservation Importance (SNCI) and Greenbelt.
- 8.42 A Preliminary Ecological Appraisal (Elite Ecology, March 2021), Bat Emergence Survey (ASW Ecology, June 2022), Reptile Survey (ASW Ecology, August 2022) has been submitted by the applicant.
- 8.43 No habitats of conservation concern were located on the site itself. Therefore, the proposed scheme of works would not impact upon any rare or valuable habitats or the adjacent SNCI.

- 8.44 One bat species was recorded during surveys and this was common pipistrelle only. There was no bat roost found to be present within the buildings, including the house and bat activity was restricted to commuting and foraging. Since no bat evidence and no bat roosts have been found at the buildings on site, there are no bat related constraints in regards to the demolition and building related works.
- 8.45 Bat boxes and bat would be secured by condition which would contribute to an enhancement in biodiversity. Sensitive lighting would also be secured by condition together with measures requiring that no vegetation e.g. trees, bushes, shrubs, hedges, bramble scrub or dense ivy cover should be removed during the bird nesting season or any removal which would impact hedgehogs.
- 8.46 A reptile survey was also undertaken which confirmed the presence of slow-worms however habitats within the site were found to be generally of suboptimal quality for other reptiles.
- 8.47 Since a low number of reptiles do occupy available habitat, on-site mitigation works are recommended to be secured by condition. This includes onsite mitigation together with suitable habitat enhancement to protect slow worms during construction and also create additional habitats.
- 8.48 Lesser stag beetle were also found to be present on site. A condition is recommended during site clearance that any log piles/tree roots to be lost should be investigated for live beetles before being removed. Any larvae or adults that are disturbed/dug up should be placed out of harm's way and/or the log pile moved at the same time to form the safe habitat in an area not disturbed during construction.
- 8.49 The proposal has been reviewed by the Council's independent Ecology advisor and no objections are raised subject to securing biodiversity mitigation and enhancement measures as detailed in the submitted ecology reports. A Biodiversity Enhancement Strategy for protected and Priority species would also be secured by condition.
- 8.50 The proposal complies with Local Plan policy DM27 and London Plan policy G6 and there would be no harm to the adjacent SNCI or ecology on site.

Access, parking and highway impacts

- 8.51 London Plan policies T4, T6, and T6.1 (and Table 10.3) set out parking standards for proposed development and seek to ensure that proposals should not increase road danger. Similarly, CLP policies SP8, DM29, and DM30 promote sustainable growth and provide further guidance with respect to parking within new developments.

Vehicle Parking

- 8.52 The site has a Public Transport Accessibility Level (PTAL) of 1a which indicates very poor access to public transport. London Plan policy T6.1 would permit up to 1.5 spaces per 3+ bed unit and 1 space per 1-2 bed unit which equates to a maximum of 9 in a location such as this.
- 8.53 9 car parking spaces are proposed for the 6 dwellings. Objections have been raised regarding insufficient parking and potential for overspill parking on surrounding roads however the proposed development would be able to accommodate all parking within site, above a 1:1 provision. The level of parking would therefore be in line with London Plan Standards which should be noted are maximum not minimum standards.

- 8.54 A parking survey has also been undertaken which indicates that the overnight results showed that the existing parking stress within the survey area was less than 2% (3 parked vehicles and 156 observed spaces available) for Thursday 29th April and less than 3% (4 parked vehicles and 155 observed spaces available) on Wednesday 5th May. In addition to this, there were over 150 observed parking spaces available. Therefore, in the event that overspill parking would occur there is sufficient space in the area to accommodate this.
- 8.55 Furthermore, and in the interests of sustainable development, climate concerns and reducing traffic on roads, new developments should not over-provide car parking and a balance needs to be struck between encouraging sustainable modes of transport on the one hand and ensuring highway safety and managing on-street parking on the other. It is considered that the level of parking proposed, on street parking available and sustainable contributions would meet all of the above policy requirements whilst meeting sustainable transport policies.
- 8.56 This would include securing £9000 would be secured via S106 for on street car clubs and general expansion of the EVCP network in the area and improvements to walking and cycling routes in the area. A condition will be attached to require submission of a construction Logistics Plan (CLP) and a condition survey of the surrounding footways and carriageway prior to commencement of works on site.
- 8.57 A construction logistics plan has also been submitted and highways officers have raised no objections to the measures that are proposed. Compliance with the construction logistics plan would be secured by condition.

Cycle Parking

- 8.58 Policy DM30 and London Plan policy T5 would require provision of a total of 12 cycle parking spaces for residents are proposed together with 2 visitor parking spaces.
- 8.59 Each house has 2 private cycle parking spaces within a purpose built shed. There is adequate space in the rear gardens for visitor cycle parking which is secure and there is also sufficient space for larger bikes. These details are considered to be acceptable.

Refuse and Recycling

- 8.60 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design.
- 8.61 Bin stores are located externally and would be within the required 20m from the carriageway for local refuse collection. The waste stores for the properties to the rear would be located over 30m which is in excess of the distance recommended however given that the store is located within the site along the proposed access is a pedestrian route, this location would be acceptable and would be convenient for use by future occupiers. A 10sqm bulky good store is also provided on site which is in accordance with policy requirements.
- 8.62 Waste officers have also reviewed the scheme and have raised no objections.
- 8.63 These details are acceptable, and a condition would be attached to comply with the submitted details.

Flood risk and sustainability

Flood Risk

- 8.64 CLP policies SP6.4 and DM25 seek to reduce the risk of flooding in the borough and ensure that all developments incorporate sustainable urban drainage systems (SUDS) to ensure surface run-off is managed as close to the source as possible. Similarly, London Plan policies SI 12 and SI 13 require proposals to ensure that flood risk is minimised and mitigated, and that surface water runoff is managed as close to its source as possible.
- 8.65 The site is within flood zone 1 and at a very low risk of surface water flooding. Soakaways, permeable surfaces, permeable paving and rainwater harvesting. No objections are raised to this, and a condition would be included to require full compliance with the measures proposed.

Sustainability

- 8.66 London Plan Policy SI 5 Water infrastructure seeks to restrict water consumption should meet a target of 110 litres or less per head per day (excluding allowance of up to five litres for external water consumption) and seek to improve the water environment and ensure that adequate wastewater infrastructure capacity is provided
- 8.67 CLP policy SP6 requires the development to achieve the national technical standard for energy efficiency in new homes, which has since been superseded by more stringent building regulations requirements.
- 8.68 The requirement for water consumption would be secured by condition together with any sustainable measures such as PV panels and air source heat pumps.
- 8.69 No objections are raised with regards to the proposed sustainability measures.

Fire safety

- 8.70 London Plan Policy D12 requires that development proposals should achieve the highest standards of fire safety at the earliest possible stage: 'In the interest of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of safety'.
- 8.71 A fire safety strategy has been prepared with the level of detail that is appropriate and reasonable to comply with Policy D12. Evacuation details location of fire services have been detailed. Fire trucks would also be able to enter the rear. This is acceptable and compliance would be secured via condition.

Archaeology

- 8.72 The proposed development site is as you state within a Tier III Archaeological Priority Area as defined by borough policy and so has a lower potential for archaeology than a Tier II or a Tier I.
- 8.73 Historic England Archaeology has been consulted and have concluded that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest and that no further assessment or conditions are therefore necessary.

Conclusions

- 8.74 The provision of 6 single family dwelling houses in this location is acceptable in principle. There is an existing access road to the site and the site is large enough to sustainably accommodate increased residential use.
- 8.75 The proposed dwellings would be of a high quality design and high quality materials have been specified. The quality of accommodation is acceptable and the quantity of car parking, cycle parking and access arrangements are all acceptable. Tree losses would be mitigated by replacement planting and landscaping and ecological features and habitats would be protected.
- 8.76 All material considerations have been taken into account, including responses to the public consultation. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.
- 8.77 All other relevant policies and considerations, including the statutory duties set out in the Equalities Act 2010, the Human Rights Act, the Planning and Compulsory Purchase Act, and the Town and Country Planning Act, have been taken into account. Given the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning terms subject to the detailed recommendation set out in section 2 (APPROVAL).