

Committee	PLANNING COMMITTEE (C)	Item No. 11
Report Title	HITHER GREEN HOSPITAL SITE, WOODLANDS STREET SE13	
Ward	Lewisham Central	
Contributors	Joost Van Well	
Class	PART 1	Date 05 JULY 2007

<u>Reg. No.</u>	DC/06/64456
<u>Application dated</u>	22.12.06
<u>Applicant</u>	Atis Real on behalf of The Lewisham Hospitals NHS Trust
<u>Proposal</u>	Redevelopment of the site to provide 2 one bedroom and 6 two bedroom flats and six 3 bedroom houses.
<u>Applicant's Plan Nos.</u>	1173/sk10,
<u>Background Papers</u>	(1) Case File LE/302/244/TP (2) Adopted Unitary Development Plan (July 2004) (3) The London Plan
<u>Zoning</u>	Adopted UDP - Existing Use

1.0 Property/Site Description

- 1.1 The site is situated to the north of Woodlands Street and the site is accessible from both Woodlands Street to the south and Oakwood Close to the north. To the northwest is the Synergy Healthcare Centre, to the northeast of the site is the Bellway Homes Hither Green development, with 4 to 6 storey flats closest to the site. Woodlands Street to the south is a residential neighbourhood with mostly two and three storey terraces.
- 1.2 The site measures approximately 0.19 hectares and is currently occupied by two electricity substations and a water pumping building. The water pumping station is redundant but the electricity substations are in use.

2.0 Planning History

- 2.1 Not applicable for the application site. However, the site is adjacent to the Bellway Hither Green redevelopment, which is now nearing completion. Planning permission was granted in 1996 for the first phase of the redevelopment of the western half of Hither Green Hospital for residential purposes. Further planning applications were approved subsequently, for the redevelopment of the eastern part of the site for a mixed use development comprising residential units, a leisure/health club, live-work units, retail/café space, a doctor's surgery, a crèche and the formation of a new piazza. In total, the site will contain 534 new residential units.

3.0 Present Application

- 3.1 The site is surplus to requirements for the Lewisham NHS Hospital Trust. As the Trust has to obtain the best value for surplus land, the trust is trying to secure outline planning permission for a residential development on the site. It is intended that, once planning permission is obtained, the site will be sold to a private developer who would subsequently develop the site.
- 3.2 As such, outline planning permission is sought with most elements (Layout, Scale, Appearance, Landscaping) kept as reserved matters and only access to be decided at this stage. However, an indicative site plan has been submitted for the site, with a terrace along Woodlands Street and flats to the rear of the site with access from Oakwood Close. The electrical substation would be relocated from its current position on the eastern side of the site to the western side of the site.
- 3.3 A total of 14 residential units are proposed, with a breakdown of 6 three-bedroom family houses, 2 one-bedroom flats and 6 two-bedroom flats. This would result in a density of 242 habitable rooms per hectare.

4.0 Consultations and Replies

Neighbours & Local Amenity Societies etc

- 4.1 Letters of consultation were sent to 335 neighbouring properties as part of the application process.
Site Notice and Press Notice
- 4.2 A total of four letters of objection have been received from the occupiers of 23 Woodlands Street, 86, 90a The Woodlands and 11 Kingswood Court, Hither Green Lane, raising the following issues:-
- 4.3 The development would have a density of 242 habitable rooms per hectare, while the UDP states that normally developments should be within a density range of 180 – 210 hab rooms per hectare. As the density is already high in the area with the Bellway Homes Hither Green development, the current proposal would result in over intensification of the site. Given that the site is not part of the Hither Green Proposals site (ref. 44), the density should be reduced to comply with the UDP.
- 4.4 There are Tree Preservation Orders on the site. Any development on the site should protect the trees currently on the site, in particular the two large trees to the east of the site and the three trees to neighbouring 88 The Woodlands to the western end of the site.
- 4.5 Insufficient car parking spaces have been provided with the development, giving rise to increased parking stress in the vicinity of the site.
- 4.6 The new development would block out existing views over the site.

(Letters are available to Members)

Design Panel

4.7 The Panel's comments were as follows:

The Panel is pleased to comment on a scheme at such an early stage as there is opportunity to give guidance on fundamental aspects. The site approach needs some rethinking. It is felt that the terrace typology should be taken as the precedent in terms of form and given more flair, as opposed to the semi-detached blocks. Not only would this make more efficient use of the land and better accommodate a greater density, but it would also respond better to the context.

Internal Consultation

Highways

4.8 Unobjectionable in principle

Environmental Health

4.9 none received.

5.0 Policy Context

The London Plan (January 2004)

5.1 Relevant policies include:

Policy 3A.1, which states that the Mayor will seek the maximum provision of additional housing in London towards achieving an output of 30,000 additional homes a year from all sources.

Policy 4B.3 and the related table 4B.1 state that Boroughs should ensure that development proposals achieve the highest possible intensity of use compatible with local context, the design principles in the Plan and with public transport capacity.

5.2 Planning Policy Statement 3 (PPS 3) Housing

Paragraph (10) states that the planning system should deliver high quality housing that is well designed and built to a high standard. Provide sufficient quantity of housing taking into account need and demand and seeking to improve choice.

Paragraph (40) states that a key objective is that local planning authorities should continue to make effective use of land by re-using land that has been previously developed.

5.3 Adopted Unitary Development Plan (July 2004)

URB 3 Urban Design

URB12 Landscape and development

URB13 Trees

ENV.PRO19 Energy Efficiency

ENV.PRO20 Renewable Energy

HSG 2 Housing on Previously Developed Land

HSG 4 Residential Amenity
HSG 5 Layout and Design of New Residential Development
HSG 7 Gardens
HSG 8 Backland and In-fill Development
HSG 16 Density
TRN 14 Cycle Parking
TRN 26 Car Parking Standards
Residential Design Standards (adopted June 2006)

6.0 Planning Considerations

6.1 As this is an outline application, most issues -such as the design and siting of the development- are to be considered later and are left reserved matters for now. As such, the main planning considerations are considered to be the:

- (1) the principle of residential development on the site
- (2) the proposed density
- (3) trees its impact upon the amenities of adjoining residents,
- (4) access and parking
- (5) impact on neighbouring amenities.

1. Principle of development

6.2 The site has no designation in the UDP, and as such is considered a 'windfall' site and suitable for residential development, provided that all other policies are complied with.

2. Density

6.3 The proposed density is 242 habitable rooms per hectare (hrh), which is over the range of 180 to 210 hrh as set out in Policy HSG16 of the UDP.

6.4 The London Plan gives further guidance on density, which should be taken into account in this instance. Would the site be classed as suburban, the matrix in the London Plan would allow a density of up to 250 hrh. If the site would be classed as urban, a density of 350 hrh could be achieved, and in this case the proposed density would be on the low end of the scale.

6.5 The indicative layout drawings provided with the planning application suggests that a development of this size can be accommodated on this land without giving rise to overdevelopment, as the proposed buildings would be in keeping with their surroundings in terms of bulk and height. The flats have the height of the nearby flats and the houses have 9 metre deep garden on the drawings provided.

6.6 With regards to the context of the site, the neighbouring Bellway Homes Hither Green development has a density of 302.5 hrh. Furthermore, this development brings a number of amenities to the immediate area, like a super market, which makes the area more sustainable and thus more suitable for higher density development.

6.7 Under these circumstances, it is considered that the proposed density could not justify a material reason to refuse outline planning permission.

3. Trees

- 6.8 The applicants have submitted a tree survey of the site. This survey shows that three trees are of moderate quality and value; two ash trees to the west of the site and one common lime to the south of the site facing Woodlands Street. A further three trees are of low quality and value, and a number of trees that should be removed due to their poor quality.
- 6.9 The indicative site layout drawings show that these trees can be retained on site while achieving the number of residential units that are applied for. As such, it is considered that, subject to an arboricultural method statement to be submitted with the reserved matters, it is not considered that loss of trees could be a reason to refuse outline permission on this matter.

4. Access and parking

- 6.10 Access is shown to be from both the north and south of the site, from Woodlands Street and Oakwood Close. This is considered to be acceptable, as it would give direct access to all residential units proposed.
- 6.11 It is considered that 14 cycle parking spaces and 12 car parking spaces would be sufficient for this development, as the site is reasonably well served by public transport.

5. Impact on neighbouring amenities.

- 6.12 The main impact of the development would likely be on 44 Woodlands Street and 88 The Woodlands, as well as the flats in Firtree House. Although it is unclear how the final layout of the development would be at this stage, it is considered that the indicative layout shows that sufficient distances can be achieved to not significantly impact on the residential amenities of neighbouring occupiers.
- 6.13 It is not possible to assess the residential amenities of future occupiers of the proposed units at this time, and this will need to be assessed with the reserved matters.

7.0 Consultations

- 7.1 The matters raised have been discussed in the section above. It is not considered that loss of view could result in a material reason to refuse this outline planning application.

8.0 Conclusion

- 8.1 It is considered that the issues that can be assessed in detail under this outline permission are limited. However, officers do not find that there would be any reason why, in principle, outline planning permission should be withheld. A detailed assessment of a scheme will follow once reserved matters are received by this Council, which will then be judged on their merits.

9.0 RECOMMENDATION GRANT PERMISSION subject to the following conditions:-

- (1) OT1 – Submission of Details
- (2) L06 – Trees to be retained
- (3) L09 Arboricultural Impact Assessment
- (4) DS1 – Disabled Outline
- (5) No development shall take place until the applicant has provided to the Local Planning Authority for approval an independently verified Code for Sustainable Homes report that achieves 3* rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated Code for Sustainable Homes Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the first occupation of any of the units contained within the development.
- (6) No development shall take place until the applicant has provided to the Local Planning Authority a report for approval identifying how a minimum of 10% of the carbon emissions for which the development is responsible are off-set by on-site renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained for so long as the development remains in existence.

Reasons

- (5) In the interest of energy conservation and greenhouse gas reduction, in accordance with ENV.PRO19
- (6) In the interest of energy conservation and greenhouse gas reduction, in accordance with ENV.PRO20