

|                                |                                                                                                                                                                                                                                                                                                                                                                                        |                        |              |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------|
| <b>Committee Date:</b>         | 15 September 2020                                                                                                                                                                                                                                                                                                                                                                      |                        |              |
| <b>Item No.</b>                | 1                                                                                                                                                                                                                                                                                                                                                                                      |                        |              |
| <b>Site Address:</b>           | Alton One O Clock Centre Fontley Way SW15 4LY                                                                                                                                                                                                                                                                                                                                          |                        |              |
| <b>Application Number:</b>     | 2019/4697                                                                                                                                                                                                                                                                                                                                                                              | <b>Date Validated:</b> | 07/11/2019   |
| <b>Ward:</b>                   | Roehampton and Putney Heath                                                                                                                                                                                                                                                                                                                                                            | <b>Officer:</b>        | Chloe Tucker |
| <b>Application Type:</b>       | Regulation 3 Application                                                                                                                                                                                                                                                                                                                                                               |                        |              |
| <b>Proposal:</b>               | Redevelopment of the site to provide a new residential building of four storeys in height providing 14 dwellings (Class C3) comprising 12 x 3 bed units and 2 x 4 bed units, a landscaped amenity space and play area, a total of 10 car parking spaces (including disabled spaces), 30 cycle parking spaces, the erection of a small refuse store and alterations to existing access. |                        |              |
| <b>Recommendation Summary:</b> | Approval with conditions subject to legal agreement (Unilateral Undertaking), CIL Liable                                                                                                                                                                                                                                                                                               |                        |              |

### SITE DETAILS:

The site comprises 0.25 hectares situated off Fontley Way. The site previously contained a single storey building, comprising 140 sqm GIA of vacant D1 floorspace which was enclosed within secure fencing. The building was used as a One O'clock Club for local pre-school children until 2013 when replacement services were provided at the Eastwood Nursery and Children's Centre and the building subsequently became redundant. The building was demolished in November / December 2019 following determination that the prior approval for the demolition works was not required (ref: 2019/4532). The site is constrained by its irregular shape, a number of trees on the northern and western boundaries and due to its sloping topographical nature.

Richmond Park Golf Club is situated to the west of the site; Roehampton Recreation Ground to the north; the twelve-storey residential blocks of Kimpton House and Crondall House to the east; and the Alton Community Play School to the south.

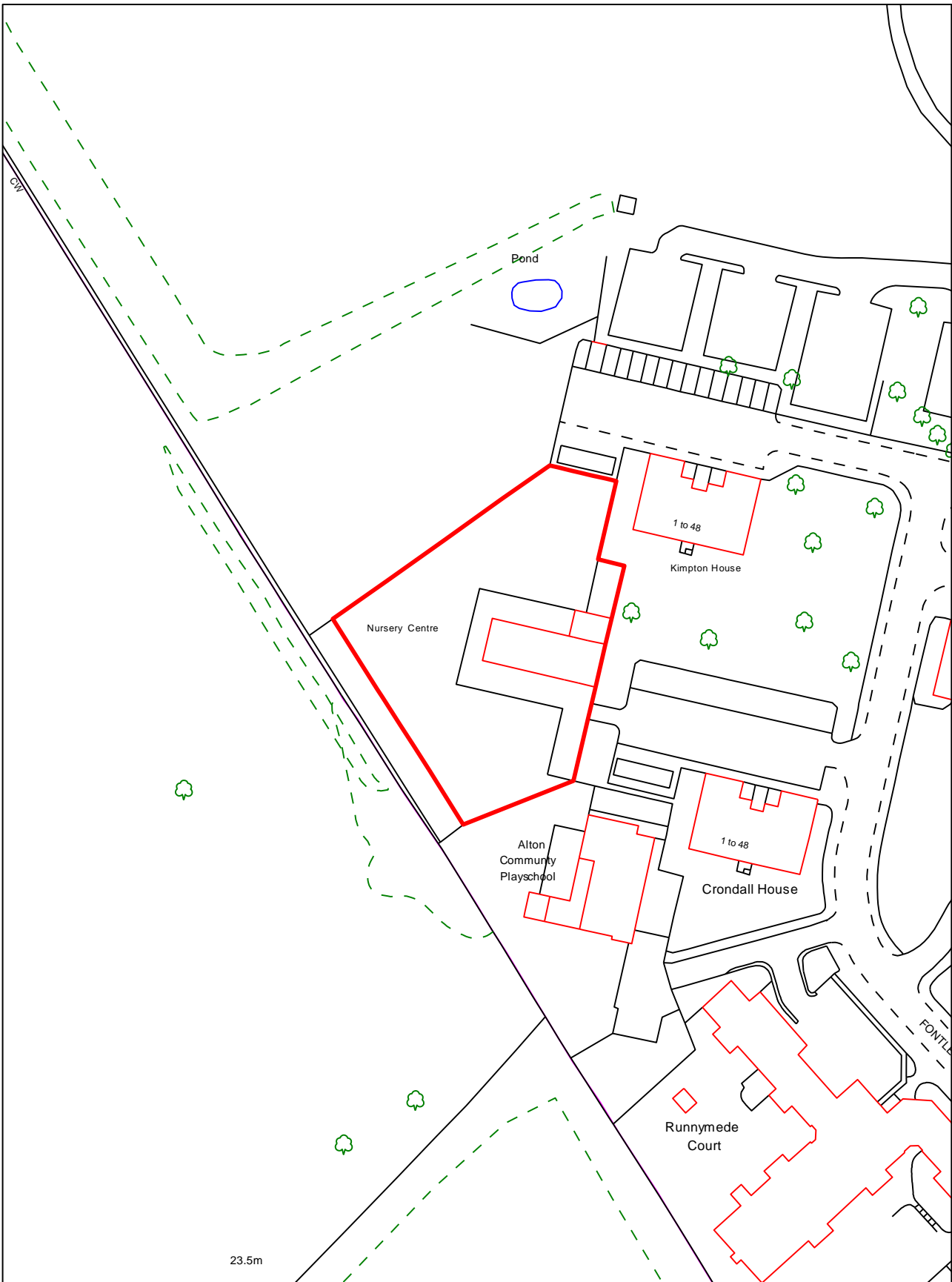
The site is adjacent to Richmond Park, which is a Grade I Registered Park and Garden (RPG), a Conservation Area and designated Metropolitan Open Land. It is also designated as a Site of Special Scientific Interest (SSSI), a National Nature Reserve (NNR) and Special Area of Conservation (SAC).

The site is also adjacent to the Alton Conservation Area and is in close proximity to the Grade I listed Parkstead House and the two recently registered Grade II Registered Park and Gardens for the post-war Landscaping to Alton West Estate and Landscaping to Alton East Estate.

Whilst the site does not lie within the Alton Estate Regeneration Area, the land at Fontley Way has been specifically identified as a key satellite site to decant and re-locate existing residents from the regeneration area as part of the phased construction programme.

### CONSTRAINTS:

Archaeological Priority Area



**Wandsworth**

**Application No: 2019/4697**  
**Alton One O Clock Centre Fontley Way SW15 4LY**

**Planning and Transport – Environment and Community Services Directorate**

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**Scale:**  
**1:1008**  
**Date:**  
**7-Sep-20**



## REASON FOR REFERRAL:

The Council's Constitution does not give the Assistant Director of Environment & Community Services (Planning & Transport Strategy) delegated powers to determine the application in the way recommended and must be determined by the Planning Applications Committee.

## RELATED PLANNING APPLICATIONS:

**15/11/2019: 2019/4532: Prior Approval Not Required:** for the demolition of an existing single storey building.

Various applications relating to the redevelopment of the wider Alton Estate including:

**2019/2516: Currently under consideration:** The application is for a part outline and a part detailed planning permission for the following proposed development.

- (a) Phased demolition of existing buildings and structures (except Alton Activity Centre community building);
- (b) Mixed-use phased development ranging from 1-9 storeys above ground level comprising 1,103 residential units and up to 9,572 sqm (GIA) of non-residential uses comprising new and replacement community facilities (including library and healthcare facilities, youth facilities, community hall, children's nursery & children's centre) (Class D1); flexible commercial floorspace (comprising retail (Class A1), financial and professional services (Class A2), café/restaurants (Class A3), hot-food takeaways (Class A5), business (Class B1), and community uses (Class D1); landscaping; removal and replacement of trees; public realm improvements; access improvements; relocation of bus turnaround area; improvements to children's play facilities; provision of energy centre; car & cycle parking; and other highway works incidental to the development. All matters reserved except for Blocks A, K, M, N, O, Q, Portwood Place Nursery and Community Centre and highway/landscape/public realm improvements

An Environmental Statement has been submitted with the application under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

## APPLICATION DETAILS:

The planning application is submitted as a Regulation 3 Application (Council's Own Application) for the redevelopment of the site to provide a residential building of four storeys in height comprising 14 dwellings (Class C3), landscaped amenity space and play area, a total of 10 car parking spaces (including disabled spaces), cycle parking, refuse storage and creation of an access.

The proposed scheme will deliver 14 maisonettes comprising the following:

- 5 x 3 bedroom (5 person) maisonettes over two storeys each with own entrance and garden. Two maisonettes will be designed to wheelchair accessible standards;
- 2 x 4 bedroom (7 person) maisonettes over two storeys each with own entrance and garden.

- 3 x 3 bedroom (5 person) maisonettes with balconies;
- 4 x 3 bedroom (6 person) maisonettes with balconies.

In addition to private balconies and gardens to each unit, the scheme would provide 244.5 sqm of communal gardens, including a play area for 0-5 year olds. An off-site commuted sum is also to be provided and secured by a legal agreement to upgrade a nearby over 5's play area.

10 car parking spaces would be provided, including 8 car parking spaces within a parking courtyard, and the creation of two additional parking bays on Fontley Way alongside the entrance to the site. A total of 30 cycle parking spaces is to be provided with 28 in an enclosed cycle store representing 2 cycle parking spaces per residential unit and two visitor cycle parking spaces. A single storey refuse store is proposed to be located alongside the northern parking spaces and would provide space for 3 x 1100L bins and the storage of bulky waste.

The proposed development will be 100% affordable in tenure and will meet the planned decant housing needs to re-locate existing residents arising from the Alton Estate regeneration. The precise split of affordable housing tenure will be determined at a later stage to meet the needs of the affected residents, although a 50% split between intermediate and social rent is the latest estimate.

### Proposed Dwellings (Gross) by Tenure and Size

| Tenure     | Unit Size |           |           |           |            | Total |
|------------|-----------|-----------|-----------|-----------|------------|-------|
|            | Studio    | 1 bedroom | 2 bedroom | 3 bedroom | 4+ bedroom |       |
| Market     |           |           |           |           |            | 0     |
| Affordable |           |           |           | 12        | 2          | 14    |
| Total      | 0         | 0         | 0         | 12        | 2          | 14    |

### Proposed Floorspace by Use

| Use                       | Floorspace sq. ms GIA       |          |      |
|---------------------------|-----------------------------|----------|------|
|                           | Existing                    | Proposed | Net  |
| Market Housing            | 0                           | 0        | 0    |
| Affordable/Social Housing | 0                           | 1794     | 1794 |
| Office (A2, B1)           | 0                           | 0        | 0    |
| Retail (A1, A3-A5)        | 0                           | 0        | 0    |
| Education or Health       | (140 – prior to demolition) | 0        | 0    |
| Other                     | 0                           | 0        | 0    |
| Total                     | 0                           | 1794     | 1794 |

### Amenity Space

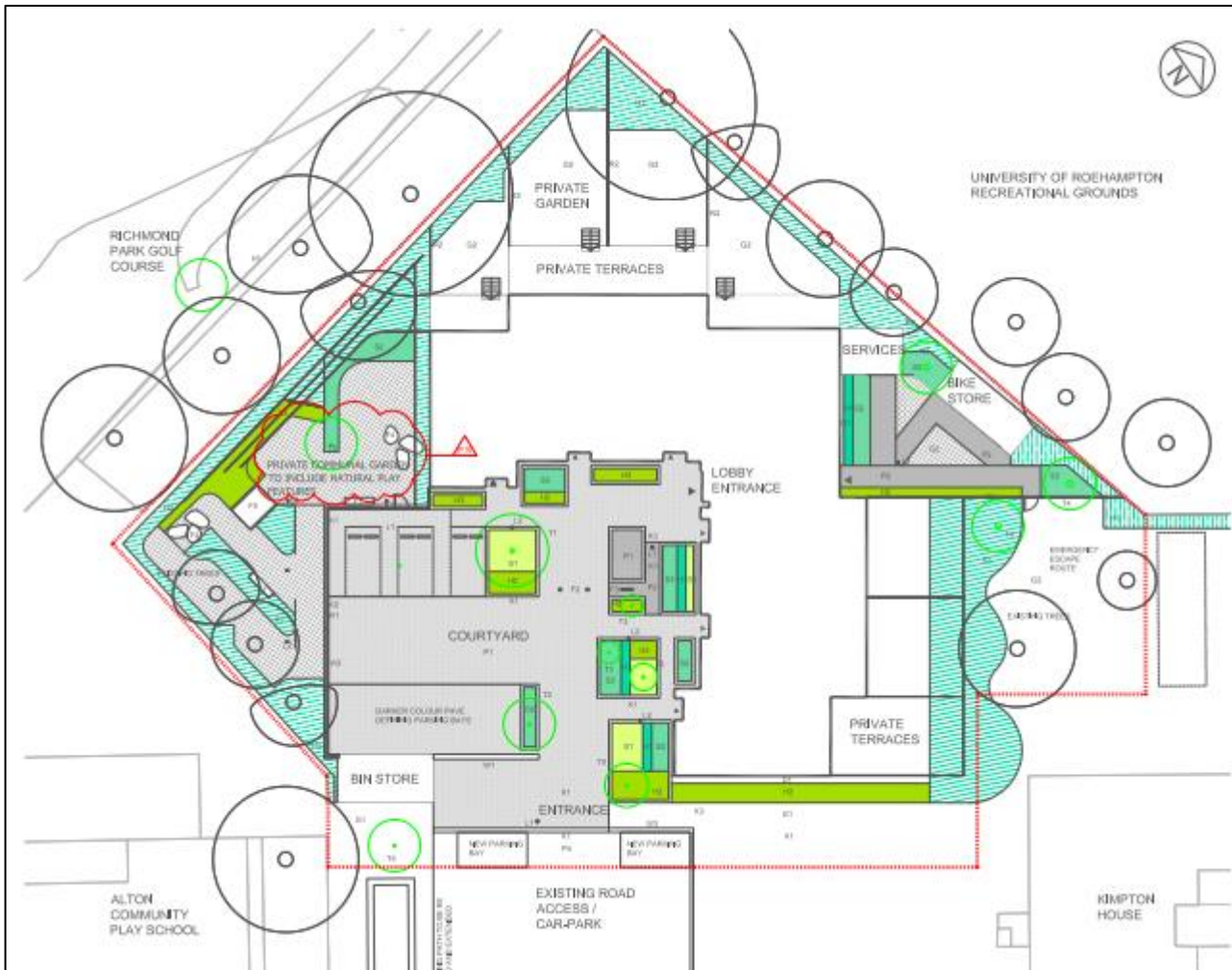
| Type                    | Area (sq. m) |
|-------------------------|--------------|
| Private balcony/terrace | 42           |
| Private garden          | 415.5        |

|                          |       |
|--------------------------|-------|
| Communal balcony/terrace | 0     |
| Communal garden          | 244.5 |
| Total                    | 702   |

**CO2 Emissions**

| Type         | Total Percentage Reduction Compared to Part L 2013 Building Regulations after Energy Demand Reduction, Heat Network and Renewable Energy |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Domestic     | 35%                                                                                                                                      |
| Non-Domestic | N/A                                                                                                                                      |

The proposed layout of the redevelopment is set out below in an extract from the planning submission which shows the residential building as an inverted L shape block with private rear gardens serving the lower 2 floors of maisonette accommodation and a communal garden and play area to the west of the site adjacent to the front courtyard and car parking spaces.



Please note that this drawing is not to scale and is included solely for assistance, full details of the scaled drawings and other documents are available on the online application file.

The following suite of documents were submitted in support of the application:

- Covering letter, prepared by Barton Willmore, dated 18/10/19;
- Planning Statement, prepared by Barton Willmore;
- Existing and proposed site plans, floorplans, elevations and sections;
- Unit typology plans;
- Accommodation Schedule;
- Design and Access Statement (including Landscape Strategy), prepared by Tate Hindle;
- Landscape drawings and Tree Removal Plan;
- Air Quality Assessment, prepared by Air Quality Consultants;
- Noise Report, prepared by Hann Tucker Associates;
- Preliminary Ecological Appraisal & Bat Report, prepared by Thomson Ecology;
- Internal & External Daylight and Sunlight Assessments, prepared by GIA;
- Energy Statement, prepared by Low Energy Consultancy;
- Sustainability Statement, prepared by Low Energy Consultancy;
- Overheating Assessment, prepared by Low Energy Consultancy;
- GeoEnvironmental Report, prepared by Idom Merebrook Limited;
- Drainage Assessment, prepared by Brand Consulting Limited;
- Heritage Statement, prepared by MOLA;
- Archaeological Assessment, prepared by Archaeology Collective;
- Transport Statement, prepared by Arup;
- Arboricultural Assessment, prepared by SES.

During the application process, additional and amended plans and documents were submitted, including the following:

- Covering letter, prepared by Barton Willmore, dated 22/07/2020;
- Design and Access Statement Addendum, prepared by Tate Hindle;
- Daylight & Sunlight Summary Note, prepared by GIA;
- Amended proposed site plan, floorplans, elevations and sections;
- Amended and additional landscape drawings and Tree Removal Plan;
- Vehicular Swept Path Analysis.

The amendments to the proposal included the relocation of the children's play area to within the communal garden, the relocation of the cycle storage to the northern part of the site and the inclusion of additional replacement trees.

**COMMUNITY INFRASTRUCTURE LEVY ESTIMATE:**

On initial assessment this development is not considered liable for the Mayoral or Wandsworth CIL however this is subject to confirmation by the CIL Administration Team.

**CONSULTATION:**

|                        |     |
|------------------------|-----|
| Number of letters sent | 773 |
| Site Notice            | Yes |

|                                |     |
|--------------------------------|-----|
| Press Notice                   | Yes |
| Number of responses received   | 4   |
| Number of neighbour objections | 4   |
| Number of neighbour support    | 0   |
| Number of neighbour comments   | 0   |

A public consultation leaflet was delivered to 773 surrounding properties which provided details of the planning application and proposed development and how comments could be made to the planning authority and contact details of the case officer. A newsletter advertising the planning application was also distributed to 4,500 addresses.

Neighbour Representations received can be read in full on the Council's web site (until a decision is made).

### **Neighbour Consultation Summary**

#### **OBJECTIONS:**

Three objections were received in response to the original consultation in November/December 2019, summarised as:

- The area is already overpopulated
- There is insufficient parking as existing
- Insufficient parking is proposed
- There is insufficient capacity on the buses for more residents
- There is not room for 14 more homes
- Large and emergency vehicles cannot fit down the roads due to the existing parking situation
- Issues with existing waste storage and collection
- Additional waste from 14 new homes will encourage more vermin and mess
- The area cannot cope with more flats
- Safety concerns if not able to park near their homes
- Conditions should be improved for the residents already living there

In response to the re-consultation in July/August 2020, one further objection was received from a neighbouring resident, summarised as:

- The area is already a high-density living space with no parking spaces as existing
- Access is difficult due to the current parking situation
- Green spaces are spoilt by rogue parking
- Lorries and diggers will not be able to gain access
- Builders will need to park during the build which will increase the parking dilemma
- Children play outside on Fontley Way
- Already issues with capacity on buses
- The new buildings will spoil the view to the park from the existing buildings
- Flats on the side of the park will be devalued

**Other consultation responses:** summarised as:

#### ***Kimpton House Residents Association:***

Original consultation response

The Kimpton House Residents Association provided a letter in response to the first round of consultation on 2<sup>nd</sup> December 2019, along with subsequent information between 27<sup>th</sup> December 2019 and 2<sup>nd</sup> January 2020.

2<sup>nd</sup> December 2019:

- Consider that insufficient car parking is proposed, and that additional car parking should be created on Fontley Way to improve access for emergency vehicles.
- Request confirmation that Fontley Way residents will be able to use the 10 new parking spaces, or if existing residents are not able to use these car parking spaces, request that those in the new building should be subject to a Section 106 agreement preventing them from being able to park on the estate should it become a Controlled Parking Zone.
- Request that the new building is moved closer to Richmond Park and additional car parking is created.
- Request that no existing parking spaces will be taken up by the contractors.
- Request that the grassed area around Kimpton House is kept clear of contractors' works.
- Concerns raised about the location of the under-five's play area, due to potential noise impacts and antisocial behaviour.
- Request that a similar fence in front of nos. 1 and 4 Kimpton House is re-provided.
- Request that footways which are uneven or have badly cracked paving slabs are improved.
- Concerns regarding the overshadowing impact for properties within Kimpton House and consider that the Council should have known or requested the room layouts.

27<sup>th</sup> December 2019:

- Further information, including calculations and photographs, provided to support their objections regarding insufficient parking and access for emergency vehicles.
- Objection raised due to the lack of acknowledgement of the Residents Association's concerns and suggestions within the Statement of Community Involvement.

11<sup>th</sup> January 2020:

- Consider that the planning application does not provide information regarding the proximity to Kimpton House and that the scale used is inaccurate, particularly in regard to the proposed path adjacent to the planter which is to be removed.

#### Re-consultation - August 2020

5<sup>th</sup> August 2020:

- Further objections raised regarding the proposed car parking provision due to existing car parking issues on the estate.
- The associated damage to green areas within the estate and the associated access issues for emergency vehicles.



- Concerns raised about the locations for further car parking spaces as suggested at the Fontley Way drop in August 2019.
- Concerns raised regarding the removal of parking spaces by Temporary Traffic Management Orders and the impact on the existing parking situation due to the erection of railings to prevent parking on green areas.

11<sup>th</sup> August 2020:

Objections raised regarding the loss of light to some properties within Kimpton House. Disappointed that the layout of the flats remains unknown.

***The Putney Society:***

Original Consultation

Object to the proposal on the following grounds:

- Loss of social amenity building and open land
- Insufficient car parking is proposed
- Loss of mature trees
- There should be no shading to Kimpton House
- South-facing windows should be included
- The bike store should be sited nearer to the access road

Re-consultation – August 2020

No further comments provided.

**External Consultation Responses:** summarised as:

*Historic England Archaeology:* No archaeological requirement, no discernible on-going archaeological interest with this site.

*Thames Water:* No objections raised, subject to the inclusion of informatives.

*Police Design Liaison Officer:* No objections raised. Recommend that there is a fence around the children's play area. Recommend trellis topping to the fences. Suggest the inclusion of a condition for Secure by Design certification.

*London Fire Brigade Water Team:* No objections raised. No additional fire hydrants are required, but fire appliances do need to gain access and manoeuvre on site. Emergency Fire Vehicle Access information provided and advised to review.

*Natural England:* No comments.

*HSE:* No comments, the application does not fall within any HSE consultation zones.

*The Royal Parks:*

Original Consultation

Objections. Request a plan showing the location of the free-bord in relation to the proposed building. Concerns regarding the impact of the proposed building upon Richmond Park. The proposed balconies would impact on the illusion of separation from the metropolis and impact on the enjoyment of visitors to the park.

#### Re-consultation – August 2020

Concerns raised that the mature tree screen is not sufficient to mitigate the risk of errant golf balls. Request that the developers take out a free-bord licence with The Royal Parks to manage the free-bord in the long term.

*London Gardens Trust:*

#### Original Consultation

No comments provided.

#### Re-consultation – August 2020

Object to the proposal on the following grounds:

- The height, bulk and outline of the proposed buildings will have a harmful impact on the historic character of the park
- The new development will be clearly visible along the boundary and from as far away as The White Lodge
- The scheme does not respect the 8m development protection zone around Richmond Park
- The proposed design of the new units undermines the coherent design and detailing of the original estate.
- The imposition of an additional 14 family dwellings will cause unacceptable additional pressure on the amenity of the existing area with regards parking and waste storage and disposal

**Internal Consultation (and external consultants on behalf of Council) Responses:**  
summarised as:

*Waste Strategy Manager:* No objections raised.

*Environmental Services – Contamination:* No objections raised. Recommend conditions.

*Environmental Services - Air quality:* No objections raised. Recommend conditions.

*Environmental Services – Noise:* No objections raised.

*Specialist Housing Occupation Therapist:* No objections raised. The dwellings have been designed to comply with Part M Category 3 (and Category 2). The external areas and amenity space should be designed to provide accessible and inclusive play provision.

*Lead Local Flood Authority:* No objections raised. The drainage / SuDs strategy is acceptable.

*Enable Arts and Culture:* No comments.

*Biodiversity Officer:* No objections raised. Conditions recommended in respect of the CEMP, habitat features, brown / green roofs, bat and bird boxes, and play space.

*Arboricultural Manager:* 9 low quality trees are to be removed and 6 small trees are due to be planted as replacement trees but details are limited. Given the volume of loss, the 6 new small trees provisioned are insufficient.

*Following these comments, the applicant updated the proposed landscape drawings to increase the number of proposed trees. There is now proposed to be no net loss of trees, and a total net gain of one tree.*

Following the receipt of revised plans, the Arboricultural Officer carried out a site visit and raised an objection to the loss of T08, a mature Norway Maple tree situated to the centre of the proposed parking courtyard, as the health of this tree has improved since the original tree survey was carried out and it is now considered to be a Category B specimen. On the basis of the imposition of an amending condition to require the proposed site plan and landscaping drawings to be revised to now include the retention of this tree, the Arboricultural Manager now raises no objection to the scheme.

*Assistant Director of Housing Strategy and Development:*

No objection. This development, although outside the Alton Estate regeneration, is aimed at providing decant accommodation for Alton estate tenants and leaseholders in the early phases of the regeneration of the estate and will help facilitate the Council's one move only offer.

The ADHS&D is aware that the bedroom size and tenure of the accommodation in this application has been determined by the Alton Regeneration team's assessment of the housing need of the existing block residents who will be affected by the early phases of the regeneration and will require alternative accommodation.

Taking account of the profiling undertaken, the current proposals are that seven of the homes will be for affordable rent for existing tenants and seven for shared equity homes for existing leaseholders which the ADHS&D supports.

The ADHS&D would require that the affordable rent properties would be let in accordance with the Alton Regeneration tenant offer in that they will be let on the basis of Council rents. In the event the homes are not required for tenant decants, the ADHS&D would require the homes to be let at London Affordable Rents, unless agreed otherwise by the Council.

For the shared equity housing the ADHS&D would require that the homes are sold at no more than 80% of open market value with no rent charged on the unsold equity. If the household or future household elects to purchase the unsold equity at a later date, then any capital receipt received (after sales costs have been accounted for) will be used by the Council for affordable housing purposes. If the homes are not required for decanting leaseholders, the ADHS&D would require the applicant to discuss with the Council alternative affordable tenure uses and agree these. The ADHS&D understands the homes on completion will be owned and managed by the Council.

The ADHS&D requires the applicant to provide 90% of all the dwellings to Building Regulations M4(2) standard and 10% to M4 (3) standards. These two dwellings have been identified by the applicant as 3 bed/5 person maisonettes on the ground/1st floor. The ADHS&D will require the applicant to discuss the design and layout of these two dwellings with the Council's Specialist Housing Occupational Therapist prior to commencement of development to ensure the dwellings meet the required standards.

There will be 10 unallocated car parking spaces, eight on site and two on Fontley Way. Two will be disabled spaces and the ADHS&D will require the applicant to demonstrate how these will be available to the two disabled dwellings if they are car using households, if the spaces are unallocated. Appropriate arrangements will also be required to ensure that the parking spaces are accessible to and from the residential units.

The ADHS&D also notes the scheme has other benefits including all homes being dual aspect, all maisonettes on ground floor having private gardens and those on 2nd/3rd floors having balconies, as well as a communal garden and an under 5's play area, with improvements proposed to an existing nearby over 5's play area.

In summary, the ADHS&D welcomes this application in providing 100% affordable homes for existing leaseholders and tenants on the Alton estate, who will be decanted for the early stages of the Alton Estate regeneration proposals.

*Climate Integrated Solutions (Independent Sustainability Consultant):*

No objections, subject to the provision of evidence that a communal heating system would be less efficient. Advise that the carbon offset calculation should be updated to be based on £95 per tonne. Request conditions regarding evidence of review of reusable materials; evidence that the timber and timber products are legally harvested and traded; and details of the chosen fittings and completed water use calculations.

## **RELEVANT PLANNING POLICIES:**

### **National Planning Policy Framework (NPPF) (2019)**

Section 4: Decision-making

Section 5: Delivering a sufficient supply of homes

Section 9: Promoting Sustainable Transport

Section 11: Making effective use of land

Section 12: Achieving well-designed places

Section 14: Meeting the challenge of climate change, flooding and coastal change

Section 15: Conserving and enhancing the natural environment

Section 16: Conserving and enhancing the historic environment

### **Other National Guidance**

PPG

National Design Guide (2019), Secured by Design Homes 2019 (version 2, March 2019)

Secured by Design Commercial Developments 2015 (version 2)

Technical Housing Standards – nationally described space standard

### **London Plan (Adopted)**

London Plan (adopted 2016):

Policy 1.1 (Delivering the strategic vision and objectives for London);  
Policy 2.18 (Green infrastructure: the multi-functional network of green and open spaces);  
Policy 3.1 (Ensuring life chances for all);  
Policy 3.2 (Improving health and addressing health inequalities);  
Policy 3.3 (Increasing housing supply);  
Policy 3.4 (Optimising housing potential);  
Policy 3.5 (Quality and design of housing developments);  
Policy 3.6 (Children and young people's play and informal recreation facilities);  
Policy 3.8 (Housing choice);  
Policy 3.9 (Mixed and balanced communities);  
Policy 3.10 (Definition of affordable housing);  
Policy 3.11 (Affordable housing targets);  
Policy 3.13 (Affordable housing thresholds);  
Policy 3.15 (Co-ordination of housing development and investment);  
Policy 3.16 (Protection and enhancement of social infrastructure);  
Policy 5.1 (Climate change mitigation);  
Policy 5.2 (Minimising carbon dioxide Emissions);  
Policy 5.3 (Sustainable design and construction);  
Policy 5.7 (Renewable energy);  
Policy 5.9 (Overheating and cooling);  
Policy 5.10 (Urban greening);  
Policy 5.11 (Green roofs and development site environs);  
Policy 5.12 (Flood Risk Management);  
Policy 5.13 (Sustainable drainage);  
Policy 5.15 (Water use and supplies);  
Policy 5.17 (Waste capacity);  
Policy 5.18 (Construction, excavation and demolition waste);  
Policy 5.21 (Contaminated land);  
Policy 6.1 (Strategic Approach);  
Policy 6.3 (Assessing effects of development on transport capacity);  
Policy 6.9 (Cycling);  
Policy 6.10 (Walking);  
Policy 6.12 (Road network capacity);  
Policy 6.13 (Parking);  
Policy 7.1 (Lifetime neighbourhoods);  
Policy 7.2 (An inclusive environment);  
Policy 7.3 (Designing out crime);  
Policy 7.4 (Local character);  
Policy 7.5 (Public realm);  
Policy 7.6 (Architecture);  
Policy 7.8 (Heritage assets and archaeology);  
Policy 7.13 (Safety, security and resilience to emergency);  
Policy 7.14 (Improving air quality);  
Policy 7.15 (Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes);  
Policy 7.18 (Protecting open space and addressing deficiency);  
Policy 7.19 (Biodiversity and access to nature);  
Policy 7.21 (Trees and woodlands);  
Policy 8.2 (Planning obligations);  
Policy 8.3 (Community infrastructure and review).

**London Plan (2019 - Intend to publish)**

GG1 (Building strong and inclusive communities);  
GG2 (Making the best use of land);  
GG4 (Delivering the homes Londoners need);  
GG6 (Increasing efficiency and resilience);  
D4 (Delivering good design);  
D6 (Housing quality and standards);  
H1 (Increasing housing supply);  
H4 (Delivering affordable housing);  
H6 (Affordable housing tenure);  
H10 (Housing size mix);  
SI 2 (Minimising greenhouse gas emissions);  
SI 12 (Flood risk management);  
T5 (Cycling)

**Mayor of London's Supplementary Planning Guidance (SPG's):**

Housing (2016)  
Shaping Neighbourhoods: Play and informal recreation (2012)  
Homes For Londoners: Affordable Housing And Viability (2017)  
Character and Context (2014)  
Sustainable Design and Construction (2014)  
The Control Of Dust And Emissions During Construction And Demolition (2014)

**Wandsworth's Local Plan:**

**Wandsworth's Core Strategy (2016):**

PL1 (Attractive and distinctive neighbourhoods and regeneration initiatives);  
PL2 (Flood risk);  
PL3 (Transport);  
PL4 (Open space and the natural environment);  
PL5 (Provision of new homes);  
IS1 (Sustainable development);  
IS2 (Sustainable design, low carbon development and renewable energy);  
IS3 (Good quality design and townscape);  
IS4 (Protecting and enhancing environmental quality);  
IS5 (Achieving a mix of housing including affordable housing);  
IS7 (Planning Obligations).

**Wandsworth's Development Management Policies Document (2016):**

DMS1 (General development principles),  
DMS2 (Managing the historic environment);  
DMS3 (Sustainable design and low-carbon energy);  
DMS5 (Flood risk management);  
DMS6 (Sustainable drainage systems);  
DMH3 (Unit mix in new housing);  
DMH4 (Residential development including conversions);  
DMH6 (Residential space standards);  
DMH7 (Residential gardens and amenity space);  
DMH8 (Implementation of affordable housing);  
DMO1 (Protection and enhancement of open space),

DMO3 (Open spaces in new development);  
DMO4 (Nature conservation);  
DMO5 (Trees);  
DMT1 (Transport);  
DMT2 (Parking and servicing).

**Wandsworth's Supplementary Planning Documents (SPD's):**

Statement of Community Involvement (February 2019)  
Housing (2016)  
Planning Obligations (2015)  
Refuse and recyclables in developments (2014)  
Local Views (2014)

**PLANNING CONSIDERATIONS**

The main considerations material to the assessment of this application have been summarised as follows:

- Land Use and Principle of Development
- Design and Impact on Heritage Assets
- Housing Mix and Tenure
- Standard of Accommodation
- Impact on Neighbouring Amenity
- Highways and Transportation
- Energy and Sustainability
- Flood Risk and Drainage
- Arboriculture Ecology and Landscaping
- Waste Management
- Other Matters
- Section 106 Planning Obligations

**1. Land Use and Principle of Development**

- 1.1 The recently demolished One O'clock Club building on the site previously comprised 140 sqm GIA of D1 floorspace as well as associated outside space for use by pre-school children. Until 2013, the One O'clock Club provided early years stay and play services for 3 hours each weekday from 1pm. After being vacant for six years, the building was demolished at the end of 2019.
- 1.2 Policy DMC1 of the DMPD seeks to protect existing community facilities. The loss of existing community facility floorspace will only be permitted subject to meeting one of three requirements.
- 1.3 Part i. of Policy DMC1 permits the loss of community floorspace where there is no demonstrable current or future need or demand for the space, either in its current use or any alternative community use and evidence of appropriate marketing the site for community use has been provided to the Council's satisfaction. Whilst no marketing evidence has been provided to support the application the One O'Clock Club has remained vacant since 2013 and required investment and updating in order for it to

have been brought back into use. In recent years there has been an established commitment by Housing Regeneration to rely on the Fontley Way site as one of the satellite sites to be re-developed to enable the re-housing of some of the existing residents that are to be impacted by the wider regeneration scheme. The Fontley Way scheme has been designed to meet identified need and is in line with the Council's wider commitment to those residents effected. Notwithstanding the requirement for the submission of marketing evidence, it is not considered that a case can be made to demonstrate that there is sufficient demand to continue to use this space for community purposes after a period of vacancy of over 7 years.

- 1.4 Part ii. of policy DMC1 permits the loss of community floorspace provided that there is replacement provision, that suits current or future needs, provided in an appropriate location. The early years stay and play provision previously provided at the One O'Clock Centre was replaced at the Eastwood Nursery and Children's Centre in 2013. In addition to stay and play services, Eastwood also operates a maintained nursery school, a not-for-profit private day nursery and a Children's Centre, in addition to group sessions, play-sessions, well-baby clinics and creche services. Eastwood therefore provides a direct replacement for services offered by the One O'Clock Centre, plus additional provision. The Putney Society have raised an objection to the loss of the community building but as the services lost at the site of the One O'Clock Centre have already been replaced and bettered with new facilities and given the long period of vacancy of the previous building on site, this objection is not considered sustainable.
- 1.5 In addition, as part of the regeneration proposals for the Alton Estate, a new Community Hub is proposed at Portswood Place. This will provide improved facilities for Eastwood Nursery and Children's Centre, including 1,940 sqm of floorspace, comprising playrooms, classrooms, soft play and ball rooms, flexible spaces, nurse rooms, therapy rooms, offices and kitchens.
- 1.6 Part iii. of policy DMC1 permits the loss of community floorspace if the premises are no longer suitable to continue in community use. Prior to demolition of the building, it was considered that the building would require considerable investment to be brought up to modern standards. The size, form and quality of the building also meant that it would be inefficient to operate, as it could not accommodate additional services.
- 1.7 In summary, the proposal is considered to satisfy the requirements of policy DMC1, and therefore the loss of the D1 floorspace is considered to be acceptable in this instance.
- 1.8 The proposed development would provide an additional 14 dwellings, which would be 100% affordable, therefore greatly exceeding the minimum requirements of Policy IS5 of the Core Strategy. The site is located within a predominately residential area and the proposal would meet a specific need for the existing community.
- 1.9 A number of objections have been received stating that the area is already overpopulated and that there is insufficient room to accommodate 14 more homes especially given the high-density surroundings. However, the scheme has been designed to meet the needs of *existing* residents living on the Alton estate who are being re-housed as they are impacted by the wider regeneration scheme and so the density objection is not considered to be sustainable. The concerns about whether the



site can accommodate 14 new homes are also not viewed to be justified given the space that will be retained around the residential block, the extent of landscaping and the size of the communal and private gardens which exceed the policy requirement for residential amenity space.

- 1.10 In accordance with the NPPF and the Core Strategy, the best use should be made of previously developed land. The principle of development is therefore considered acceptable.

## **2. Design and Impact on Heritage Assets**

- 2.1 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies 7.8 and 7.9 of the London Plan, Policy DMS2 of the DMPD and Core Strategy Policy IS3 require that special attention be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the Conservation Areas, Historic Parks and Listed Buildings.
- 2.2 In assessing the impact of the development on the heritage assets the Council has considered the tests set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1) of the Act requires that, with respect to any buildings or other land in a conservation area, when considering whether planning permission should be granted, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In this context, "preserving", means doing no harm.
- 2.3 Paragraph 134 of the NPPF states that in cases where less than substantial harm is identified and would be caused by a proposed scheme, the public benefit should outweigh that harm.
- 2.4 Policy DMS 1 of the Councils adopted DMPD provides that planning permission will be granted for developments which use a design-led approach to ensure a high level integration with their surroundings and ensures the appearance of development provides a high quality design which contributes positively to the local spatial character.
- 2.5 DMPD policy DMS2 states applications will be granted where they sustain, conserve, enhance the significance, character and setting of a heritage asset and the surrounding historic environment. Applications should also have a consideration of conserving features and elements that contribute to the asset's significance and character, and where appropriate the enhancement of the space in between and around buildings as well as front, side and rear gardens.
- 2.6 The Alton Estate benefits from a range of heritage assets that help give the estate its rich and varied character. Core principle 5 of the Roehampton SPD, supported by the Alton Area Conservation Area Appraisal and Management Strategy, outlines the need for the existing heritage that defines the Alton Estate to be conserved and their positive qualities better revealed.
- 2.7 The Alton Estate is characterised by high rise tower blocks and low-rise development including single storey properties, houses and flatted development ranging up to 12

storeys. Parkstead House which is grade I listed, is the nearest listed building and is situated approximately 100m to the east of the site. A number of the high-rise slab blocks and single storey structures at Minstead Gardens are grade II listed buildings and Mount Clare is a grade I listed building, but these buildings are over 500 metres away from the site at Fontley Way.

- 2.8 During the lifetime of this planning application, Landscaping to Alton West Estate and Landscaping to the Alton East Estate have been registered by Historic England as grade II Registered Park and Gardens (RPG), principally in recognition of the post-war landscaping approach and planned spaces between buildings that was adopted by the LCC in designing the Alton Estate. However, Fontley Way does not lie within the area registered as an RPG for Alton East or Alton West and is some 250 metres away from the nearest part of Alton West RPG and over 400 metres away from Alton East RPG.
- 2.9 The proposed development comprises a single L-shaped building of four storeys, positioned to the centre of the application site. Seven two-storey maisonettes are proposed over the ground and first floors, with a further seven two-storey maisonettes proposed over the second and third floors. The ground floor units have individual front doors leading from the front courtyard and the units on the upper floors will be accessed from the main ground floor entrance up to an external walkway provided at third floor level.
- 2.10 A design led approach has been followed in accordance with Policy DMS1 which optimises the potential of the site and the layout and arrangement of the building and ensures a high level of physical integration with its surroundings. The scale, massing and appearance of the development provide a high-quality sustainable design which contributes positively to local character and reflects the detailed design and materials of the closest neighbouring residential buildings located at Kimpton House and Crondall House. A light brick façade is proposed, including feature brick detailing, with aluminium composite windows and metal balustrading.
- 2.11 The height and positioning of the building has been designed so as to screen the building behind a line of dense existing trees and to reduce its impact upon the wider setting of Richmond Park and Parkstead House some distance away to the east. It is considered that the proposal would provide an enhancement to the setting of the adjacent Alton Conservation Area and nearby RPGs as the proposed development would provide an enhanced building and a more open landscaped setting than the existing enclosed and vacant site.
- 2.12 Objections have been raised by the London Gardens Trust, the Royal Parks and residents who consider the proposal will spoil the view to the park from the existing buildings.
- 2.13 The London Gardens Trust state that the height, bulk and outline of the proposed building would have a harmful impact on the historic character of the park, be clearly visible along the boundary, does not respect the development protection zone around Richmond Park and the proposed design of the new units undermines the coherent design and detailing of the original estate. The Royal Parks have raised an objection to the scheme due to a concern about the impact of the proposed building upon

Richmond Park and due to 'the proposed balconies would impact on the illusion of separation from the metropolis and impact on the enjoyment of visitors to the park'.

- 2.14 Whilst the proposed development would be situated within 8 metres of Richmond Park (notably Richmond Golf Course), the positioning of the building has been carefully considered in the context of the park and a rigorous design-led exercise has ensured that the development is sympathetic to the park and surrounding landscape setting. There are also a number of existing mature trees along the south-west and north-west boundaries, providing an additional buffer to screen the building from Richmond Park.
- 2.15 It is recognised that Kimpton House and Crondall House are 12 storeys in height, with balconies on the western facades on every floor which already face Richmond Park. It is not considered that the proposed development would impact upon the perception of Richmond Park as being separate from the surrounding built up-area over and above that which exists with these neighbouring buildings. The applicant has also submitted further visualisations which satisfactorily demonstrate that the proposed development would have no material impact upon views of the surrounding area from Richmond Park. As a result, it is not considered that the objections raised by the London Gardens Trust and the Royal Parks can be supported in this particular case.
- 2.16 Further concerns have been raised by the Royal Parks stating that the mature tree screen is not sufficient to mitigate the risk of errant golf balls and there was a request for the developer to take out a free-bord licence with the Royal Parks to manage the free-bord in the long term.
- 2.17 With regards to the risks associated with errant golf balls, indemnity issues are not a planning matter. However, landscape drawings show fencing along the north-western boundary as well as fencing to the private gardens on the west of the site, beyond which an ecological hedge is proposed. It is considered that this boundary treatment would provide more than adequate protection against errant golf balls and full details of the boundary treatment is to be conditioned.
- 2.18 The free-bord issue has been raised with the applicant to discuss directly with the Royal Parks as the free-bord land lies outside of the application site.
- 2.19 Given the significant distance to the listed buildings as outlined above as well as the presence of intervening buildings and the scale of the proposed building, it is considered that the proposal would not have a detrimental impact upon these heritage assets or their setting. As a result, it is considered that the application would accord with DMPD policy DMS2 as the proposed development would sustain, conserve, enhance the significance, character and setting of a heritage asset and the surrounding historic environment.
- 2.20 The applicant submitted an Archaeological Desk-Based Assessment in support of the application. Historic England have reviewed this assessment and confirmed that there is no discernible on-going archaeological interest with this site, and therefore no further archaeological requirement is necessary.
- 2.21 In summary, the proposed development is considered to be in accordance with Core Strategy policy IS3, policies DMS1 and DMS2 of the DMPD.

### **3. Housing Mix and Tenure**

- 3.1 The proposed unit mix and tenure has been designed to accommodate residents currently living on the Alton Estate who will be required to be re-locate to enable the demolition works and construction of the wider regeneration scheme which is currently under consideration. Local residents on the Alton Estate affected by the need to decant from their current accommodation to facilitate the regeneration comprise a mix of existing leaseholders and council tenants with the exact households that are required to move to the Fontley Way development being subject to confirmation depending upon the options available to these residents. The Council intends to offer existing leaseholders on the Alton Estate the opportunity for an intermediate affordable housing product and existing tenants would be offered a social rented property on the basis of their housing need. The planning application therefore proposes a 100% affordable scheme with the precise split between intermediate and social rented units to be agreed at a later stage when there is confirmation of the households that intend to be decanted to the Fontley Way site.
- 3.2 However, it is currently anticipated that the development will provide 7 social rent and 7 intermediate units, equating to 50/50 split. Whilst this is not in accordance with Core Strategy Policy IS5 which seeks a tenure mix of 60/40 in favour of social rented to intermediate, the proposed affordable tenure mix is considered acceptable in this instance as it has been determined based on an assessment of needs arising from the regeneration of the wider Alton Estate. It should be noted that the application has been supported by the ADHS&D given that it would provide 100% affordable homes for existing leaseholders and tenants on the Alton estate, who will be decanted for the early stages of the Alton Estate regeneration proposals.

### **4. Standard of Residential Accommodation**

- 4.1 Policy DMH4 of the Councils adopted Development Management Policies Document (DMPD) (2016) on residential development provides that planning permission for new build residential development will be permitted where:
- The proposal provides a layout and building form that includes outdoor amenity space and reflects local character;
  - The proposal complies with internal space standards as outlined in the London Plan;
  - Adequate daylight to habitable rooms is achieved, incorporating dual aspect wherever possible.
- 4.2 The Nationally Described Space Standards and DMPD policy DMH6 provides minimum gross internal floor (GIA) space standards for new residential accommodation.
- 4.3 The proposal will provide 12 x 3-bedroom units (86%) and 2 x 4-bedroom units (14%). Two of the three-bedroom units will be wheelchair accessible units which are located adjacent to the main entrance to the residential block and will meet the 10% policy requirement. The proposed mix is based on a housing needs survey of the Alton Estate and an assumption of the most likely size of accommodation that will be

required as part of the decant programme. The mix of unit sizes is considered to be acceptable given that the proposed unit mix has been designed to accommodate existing residents who will be affected by the wider regeneration scheme.

- 4.4 Minimum internal space standards set in the Minor Alterations London Plan (MALP) and specified in the LB Wandsworth DMPD have been met and exceeded and level access is provided to all of the units provided at ground floor level.

#### Amenity Space

- 4.5 The London Plan Housing SPG, requires a minimum of 5 sqm of private outdoor space to be provided for 1-2 person dwellings and an extra 1 sqm should be provided for each additional occupant. The Council's adopted policy DMH7 has a higher requirement and states that a minimum of 15 square metres of amenity space would be expected to be provided for dwellings with 3 or more bedrooms. However, this can be provided as a mix of private and communal amenity space.
- 4.6 The ground floor maisonettes will each have access to a private garden, ranging in size from 28.5 sqm to 91.6 sqm, far exceeding the minimum amenity space requirements of both the London Plan and the DMPD.
- 4.7 The upper floor maisonettes will each have access to a private balcony of 6 sqm. Whilst the private amenity space for these seven units would provide a shortfall against the London Plan standards, an enclosed communal garden of 244.5 sqm is proposed to the south of the site which would be available for residents to use.
- 4.8 Taking into account the total provision of both private and communal amenity space for the entire scheme, it is evident that the overall provision would therefore exceed the 15 sqm required in respect of each unit, satisfying the requirements of Policy DMH7.

#### Daylight and Sunlight (For Future Occupiers)

- 4.9 An assessment of Daylight and Sunlight amenity within the site has been submitted in support of the application. This confirms that 89% of the rooms meet or exceed the daylight quantum levels recommended by BRE and 96% meet or exceed recommendations for sky visibility. All rooms have been designed in accordance with BRE's room depth criterion, where applicable, allowing for a good distribution of the available daylight. The sunlight availability within the assessed living areas is very good with two living areas seeing slightly lower levels than recommended during winter months.
- 4.10 The Putney Society has commented that the scheme should include south-facing windows. It should be noted that south-facing windows are proposed to the ground floor living room and first floor bedrooms in unit 1, in a first floor bedroom in unit 7, on the second floor living room and a third floor bedroom in unit 8 and on the second floor kitchen/dining area and a third floor bedroom in unit 14.
- 4.11 Taking into account the supporting material for the proposed development, it is considered that the scheme has been designed in a way to provide acceptable levels of daylight and sunlight amenity, in accordance with DMPD policy DMH4.

## 5. Impact on Neighbouring Amenity

- 5.1 DMPD policy DMS1c states that planning permission will be granted for development which does not harm the amenity of occupiers/ users and nearby properties through unacceptable noise, vibration, traffic congestion, air pollution, overshadowing, overbearing, unsatisfactory outlook, privacy or sunlight/daylight.

### Daylight and Sunlight

- 5.2 The proposed scheme has been designed to safeguard the daylight amenity of surrounding residential properties, the nearest being Kimpton House 14 metres to the north east and Crondall House approximately 28 metres to the south east. The Daylight and Sunlight Report submitted in support of the application assessed windows from ground to fourth floor within the south and west façade of Kimpton House and the north and west façade of Crondall House.
- 5.3 The Assessment concluded that the surrounding properties will experience a very high level of compliance within the daylight criterion. However, breaches of the BRE guidance do occur to three windows located on the ground, first and second floors of Kimpton House. The assessment demonstrates that this is due to the low existing values (producing disproportionate percentage alterations) and the constraints imposed by the existing architectural design of Kimpton House which includes windows serving habitable accommodation recessed underneath projecting balconies on the upper floors. Given this arrangement and comparing against the existing reduced lighting levels reaching these affected rooms, it is not considered that the application could be resisted on lighting grounds, despite the objections raised in this regard by the Kimpton House Residents Association and the Putney Society.
- 5.4 The sunlight criterion also demonstrates a very good rate of compliance. The majority of the apertures relevant for assessment show relative conformity with the BRE Guidelines.

### Outlook

- 5.5 Due to the proposed height of the new residential building at 4 storeys, it is considered that the upper floors of Crondall House and Kimpton House would retain their existing views over Richmond Park and the Alton Estate. It is also considered the outlook for properties on the lower floors would be improved due to the enhanced landscaping and access to and views into the open space around the building compared against the enclosed nature of the site as existing.

### Privacy

- 5.6 Due to the positioning and orientation of the proposed building, there is not considered to be detrimental impact upon privacy or direct overlooking of existing accommodation for those residents living in Kimpton House and Crondall House.

### Noise and Disturbance

- 5.7 A Noise Assessment has been submitted in support of the application which proposes mitigation measures to reduce the adverse impact of the development, including the use of suitably specified glazing and acoustically attenuated ventilation.
- 5.8 The Environmental Enforcement Officer has reviewed the submitted Noise Assessment and has raised no objections to the proposal. A condition is recommended to ensure that the development is carried out in compliance with the proposed mitigation measures.

## **6. Highways and Transportation**

- 6.1 DMPD policy DMT1 requires the potential effects of a particular form of development to be fully assessed to ensure the efficient functioning of the road network and public transport systems. DMT2 sets out the maximum standards in respect of vehicular parking and minimum standards in respect of cycle parking in accordance with the London Plan.
- 6.2 According to the Transport Assessment, the site is located in an area with a public transport accessibility score (PTAL) ranging from 2 to 3. However, following discussions with the Local Highway Authority, it has become evident that the site is predominately located within an area with a PTAL of 1b, with the site partially located within an area with a PTAL of 2. The site is served primarily by a number of bus routes as Barnes and Putney stations are located some distance away. TfL is the highway authority responsible for the Transport for London Road Network (TLRN), the nearest part of which is the A306 on Roehampton Lane. Fontley Way and the wider Alton Estate is not within a controlled parking zone (CPZ).
- 6.3 As the proposed development will accommodate residents who need to be re-housed because of the regeneration of the eastern part of the Alton Estate, most of the vehicular trips that will be generated are already encountered on the existing transport network. As such, it is not considered that the proposal would have a material impact upon the surrounding transport networks.
- 6.4 The main access to the proposed development will be via an existing simple priority bell-mouth junction on the eastern side of Fontley Way. East of this, the primary access is a shared space access road which also serves as the main aisle for a parking court serving Crondall House. There is also an existing footway that runs along the southern boundary of the car park and along the northern frontage of Crondall House. As part of the proposal, the footway will need to be extended, a dropped kerb will need to be provided and an existing streetlight will need to be re-located. These highway works are to be secured via a unilateral undertaking.
- 6.5 The applicant proposes 8 vehicular car parking spaces to be provided within the proposed parking courtyard, including two disabled parking spaces, plus the provision of two additional car parking spaces within the existing parking court immediately to the east of the proposed access (but still within the red line application boundary).
- 6.6 One of the main objections and concerns raised by the Putney Society, the Kimpton House Resident Association, local residents and other consultees during the planning consultation process highlights issues with the existing access and parking situation

and the heavily parked up nature on the Alton Estate and the extent of the proposed parking spaces to meet the needs of the occupiers of the proposed development. Whilst it is not possible for the proposed development to address the more wider existing parking constraints on the Alton Estate or even to move the building closer to Richmond Park to create additional car parking as requested in one of the objections, it is considered that the proposal for 14 additional residential units would not contribute to or further exacerbate the existing parking issue, despite the objections raised in this regard. The Local Highway Authority has considered the proposed development and has not raised any highway / parking concerns and calculates that the proposed development would generate the need for 10 parking spaces, which is the number of spaces that are proposed in the submitted application.

- 6.7 Based on Table 6.2 of the London Plan, the development should provide up to a maximum of 21 spaces. However, Policy DMT2 requires that the parking provision on site should be the minimum necessary and Table T3 includes that fewer spaces than the maximum number can be provided in instances where the applicant is providing for specialised housing needs and due to the physical constraints of the site. As the scheme is to provide 100% affordable housing and given the constrained space available on site, the quantum of parking spaces as proposed is therefore considered to be acceptable in accordance with Table T3 of the DMPD.
- 6.8 In responding to the objections raised, it should be noted that Wandsworth Council will seek to explore future parking options for the estate with residents through separate discussions outside of this current application. Whilst the proposed development is of a scale such that it would have a negligible effect on public transport in isolation, TfL have identified a funding requirement for the wider regeneration of the estate and the potential for an increased bus service as outlined in the masterplan. This is anticipated to go some way to addressing the objection raised about the existing issues with capacity on buses serving the Alton Estate.
- 6.9 A number of representations have also referred to potential issues that could arise with construction and emergency vehicles accessing the site. The applicant has provided tracking for refuse vehicles, which demonstrates that these vehicles are able to manoeuvre around the estate roads. Given that emergency vehicles, including fire engines and ambulances are smaller than the tracked refuse vehicles, it is considered that the proposed development will have no impact upon their ability to access the site and the estate roads.
- 6.10 The Kimpton House Residents Association has requested assurance that existing parking spaces will not be taken up by contractors and that the grassed area around Kimpton House is kept clear of contractors' material / equipment and concerns have been expressed about the removal of parking spaces by Temporary Traffic Management Orders. However, it is not possible at this stage to control the arrangements for future construction work, although a planning condition is recommended requiring the submission and approval of a Construction Environmental Management Plan (CEMP) that will seek to control the impact of construction upon the amenity of local residents.
- 6.11 The Kimpton House Residents Association have requested that residents living in the new building should be subject to restrictions preventing them from being able to park



on the Alton Estate if the area were to become a Controlled Parking Zone. A condition is recommended (see condition 32) and would be applied except in the case where a resident is relocating from elsewhere within the Alton Estate or has an existing car park permit and will thus be eligible to transfer that permit, under any present or future CPZ operating at this location.

- 6.12 Secure cycle storage is to be provided in a single storey building that is located to the north of the site and primarily accessed through the main entrance to the development. A total of 30 cycle parking spaces are proposed of a standard of, 2 spaces per unit plus the provision of 2 visitor parking spaces. The requirement for further details of the cycle parking storage and for this to be provided in advance of the occupation of the development is to be secured by condition.
- 6.13 The Putney Society have requested that the bike store should be sited nearer to the access road. During the lifetime of the application the cycle store has been moved to the northern side of the building, opening up the communal garden to the south. Whilst this doesn't directly address the comments raised, the site is heavily constrained in terms of size and topography as well as the need to accommodate sufficient space for car parking, turning space and access that it has not been possible to re-locate the cycle store to a position closer to the access road.
- 6.14 The proposal is considered to meet the requirements of the London Plan and DMPD Policies DMT1 and DMT2.

## **7. Energy and Sustainability**

- 7.1 DMPD policy DMS3 requires that all new residential development have an 19% improvement in terms of carbon output over 2013 Building Regulations and major residential development will also be required to meet the targets set out in Policy 5.2 of the London Plan.
- 7.2 As a major residential development, the following is required:
- 35% reduction in emissions on part L 2013 on site
  - Zero carbon homes through onsite reductions and carbon offset payment
  - An internal water use of 105L/person/day or less
- 7.3 An Energy Statement, Sustainability Statement and Overheating Assessment have been submitted in support of this application. These technical documents confirm that the proposed development would achieve the 35% energy reduction in emissions and would comply with Part L 2013 Building Regulations and that a carbon offset payment is to be secured. It is also understood that the new dwellings are to be designed to ensure that a maximum of 105 litres of water is consumed per person per day in line with the optional requirement of Part G of the above regulations. In addition to the above the proposed development makes provision for passive design and optimal building fabric standards and proposes the use of energy efficient lighting, ventilation and gas boilers that is supplied by renewable energy sourced from PV cells located at roof level.

- 7.4 These documents and the proposed energy strategy for this site have been assessed by Climate Integrated Solutions (CIS) on behalf of the Council who advise that evidence should be provided to demonstrate that a communal heating system would be less efficient and that the carbon offset calculation should be updated to be based on £95 per tonne. They have requested conditions regarding evidence of review of reusable materials; evidence that the timber and timber products are legally harvested and traded; and details of the chosen fittings and completed water use calculations.
- 7.5 A condition is proposed that requires the details of the green/brown roof to be submitted and approved by the Local Planning Authority prior to the commencement of the development, in order to ensure that the building will be designed and constructed to accommodate the green/brown roofs.

## **8. Flood Risk and Drainage**

- 8.1 As the site comprises less than 1 hectare and is located with Flood Zone 1, a detailed Flood Risk Assessment is therefore not required for this application.
- 8.2 The submitted Drainage Strategy confirms the extent of the development's risk from flooding and outlines the proposed drainage parameters in line with the local Strategic Flood Risk Assessment.
- 8.3 The Lead Local Flood Authority and Thames Water have raised no objections to the proposal, subject to the inclusion of a number of informatives.

## **9. Arboriculture, Ecology and Landscaping**

### Arboriculture

- 9.1 DMPD policy DMO4 states that all proposals should aim to provide bio-diversity net gains. DMPD policy DMO5 states that permission that would result in the loss of damage to trees of amenity value will not be permitted unless replacements are planted.
- 9.2 A tree survey has been undertaken to support the planning application which has assessed the likely impacts on a number of trees located within the site and on the boundary arising from the proposed development. A Sessile Oak tree has been categorised as A; 5 trees, including 1 Sessile Oak, 2 Common Oak and 1 Turkey Oak, as category B, 1 Wild Cherry tree as U and the remaining trees as category C. Hedgerows and areas of scrub were also categorised as category C. The location and quality of the existing trees has influenced and informed the design and layout of the proposed development.
- 9.3 The site is not within a conservation area and there are no TPOs on site. The proposal includes the removal of 10 trees, one area of hawthorn scrub and two hedges. All of the trees that are proposed to be removed were classified as category C trees within the Arboricultural Impact Assessment. It should be noted that 8 trees located within the site or situated on the red line boundary would be retained.

- 9.4 The application as originally submitted proposed to replant 6 trees, including 3 smaller trees to compensate for the loss of the established mature trees as set out in the submission. However, following consultation with the Arboricultural Manager, concerns were expressed that the replacement planting was insufficient to justify the extent of the loss of the existing trees. As a consequence, the applicant has since attempted to address the tree issue by providing updated landscaping plans to include the planting of 5 additional trees, including some larger specimens than initially proposed.
- 9.5 In order to fully consider the appropriateness of the replacement planting proposal it was necessary for the Arboricultural Manager to conduct a more recent site visit to assess the quality and health of the trees most affected by the development. The site inspection revealed that existing tree T08 (Norway Maple), located within the proposed car parking courtyard, is now considered to be a Category B tree as the health of the tree has improved since the tree survey was undertaken in December 2018. As a result, it is considered that T08 is good quality specimen which positively contributes to the character and visual amenity of the area and that it should therefore be retained. The applicant has stated that, retaining tree T08 is problematic in terms of the proposed construction work and that the retention of tree T08 would require the redesign of the parking courtyard. Officers in liaison with the Arboricultural Manager are not convinced that it would be necessary for the parking area to be significantly re-designed and therefore an amending condition is proposed that would require the applicant to submit revised plans for the parking courtyard that would indicate the retention of tree T08. The applicant is aware of this amending condition and has agreed to the principle of applying this condition.
- 9.6 The Putney Society have objected to the loss of mature trees on the site arising from the proposed development. The retention of the Norwegian Maple (T08) and the applicant's agreement to increase the number of trees to be planted on the site, specifically 3 Crimson Cloud trees on the north-west of the site, as well as a multi-stem tree to be within the communal garden and another multi-stem tree at the entrance to the site is considered to satisfactory address the objections made in this regard.
- 9.7 There will be impacts within the Root Protection Areas of some of the retained trees and the protection of these trees will be required with strict adherence to a Tree Protection Plan that is to be secured by planning condition.

#### Ecology and Biodiversity

- 9.8 A preliminary ecological assessment was undertaken to support the current application which identified 2 sites with international designations within 2km of the site. Richmond Park is a Special Area of Conservation (SAC), National Nature Reserve (NNR) and Site of Special Scientific Interest (SSSI). Wimbledon Common is both a SAC and a SSSI. Local wildlife sites within the data search radius include 11 Sites of Importance for Nature Conservation (SINCs) and one Local Nature Reserve (LNR).
- 9.9 The Richmond Park SAC is adjacent to the borough boundary. The SAC boundary does not exactly match the boundary of Richmond Park, the golf-course area to the east, closest to the borough boundary is not part of the protected European designation.

- 9.10 The preliminary ecological assessment confirms that the proposed development is unlikely to have a significant negative effect on Richmond Park or Wimbledon Common due to the distance to these designated sites, the small-scale nature of the development which is located within a highly urbanised area and the fact that there would be no increased recreational pressure given that the proposal is concerned with decanting *existing* residents who already live on the Alton Estate. In addition, it is recognised that Richmond Golf Course creates a large barrier between the development and Richmond Park.
- 9.11 The preliminary ecological assessment concluded that the site and its surroundings are likely to support protected ecological species and that mitigation is proposed to ensure that the development is compliant with legislation and policy regarding these protected and priority species.
- 9.12 The Biodiversity Officer has reviewed the submitted plans and the preliminary ecological assessment and has recommended the imposition of a number of conditions in respect of the Construction Environmental Management Plan, the provision and maintenance of habitat features, brown / green roofs and the provision of bat and bird boxes.
- 9.13 The Biodiversity Officer has advised that should works on any of the trees not commence prior to November 2020, then the Potential Bat Roost Feature Assessment survey should be updated in order to confirm the absence of bats from the trees.
- 9.14 Taking the above factors into account as well as the recommended conditions, it is considered that the proposed development accords with DMPD policies DMO4 and DM05 on ecology and trees.

#### Open Space

- 9.15 DMPD policy DMO1 seeks to protect and enhance open spaces, including smaller areas not displayed on the Policies Map. The site is not designated as open space on the Policies Map but does include 2,348 sqm open space which was used as outdoor play space in conjunction with the former One O'clock Club.
- 9.16 Whilst the proposed development would result in some loss of open space (437 sqm), it should be acknowledged that this is incidental open space which was used in conjunction with the former use of the site. It is enclosed and has not been available for general public use. As such, it is not considered to be of significant public amenity value as defined in the NPPF. An assessment of the proposed development has been undertaken in the context of Policy DMO1 and it is concluded that it would not harm the character and appearance of the open space due to the retention of a significant area of the existing open space (1,911 sqm) as gardens and public amenity space which will be integrated into the wider amenity green space of the estate.
- 9.17 However, officers have also assessed the potential impacts of the loss of open space in terms of urban greening. The Urban Greening Factor (UGF) for the proposed development has been calculated in line with Policy G5 of the Intend to Publish London Plan and this confirms that the proposed development has an UGF of 0.43, based on the provision of 593 sqm of semi-natural vegetation, and 23 sqm of flower-rich

perennial planting, 245 sqm of groundcover planting, 117 sqm of amenity grassland, 267 sqm of brown/green roof, 189 sqm of hedges, and a total of 558 sqm of existing and proposed tree canopy cover. This exceeds the requirements of Policy G5 which requires a minimum UGF of 0.4 for residential developments.

## Play Space

- 9.18 Play provision requirements have been calculated using the standard of 10 sqm per child derived from the London Plan and the Mayor of London's SPG 'Shaping Neighbourhoods: Play and Informal Recreation' published in 2012. The play space requirement totals 200.9 sqm.
- 9.19 It is proposed that 100 sqm of designated doorstep play for under-5s will be provided on site. It was originally proposed that this would be located within an area of open space to the north of the site and accessible to the wider community. However, concerns were raised by consultees and residents regarding safety, surveillance, noise and antisocial behaviour. Amended plans submitted during the application process relocated the play space to within the enclosed communal garden (away from Kimpton House), in order to address these concerns. It will be available to residents of the development only and will consist of natural play features, the detail of which will be secured by condition.
- 9.20 In addition, it is important to note that the external areas would have previously been used by higher numbers of children when the previous building was in use and operating as the One O'clock Club when compared to the number of children from the 14 proposed dwellings who would access and use the proposed play area.
- 9.21 There will be no on-site play provision for the 5-11 or 12+ age groups given the size of the development and the potential to accommodate age appropriate facilities within the site. There are existing facilities for these age groups within the area and it is considered that a contribution to the improvement of existing play areas will meet the needs arising and have benefits for the wider community. This contribution will be secured through the Unilateral Undertaking.

## 10. Waste Management

- 10.1 DMPD policy DMS1 requires the provision of on-site bin stores, whilst the Councils adopted Refuse and Recyclables SPD sets out the minimum standards in this regard.
- 10.2 Communal refuse storage is to be provided in a dedicated single storey external structure located to the south-east of the site, adjacent to the proposed car parking courtyard.
- 10.3 The proposed development comprising 14 flats must be provided with suitable and sufficient refuse storage space for a minimum of 2,100L of refuse and 980L of mixed recycling capacity. A bin store with spaces for 3 x 1100L bins is shown on the submitted plans, which exceeds the minimum requirements and is therefore considered acceptable. It should be noted that the bin store also contains space for storage of bulky waste.

- 10.4 Taking into account this provision, it is not considered that the objections raised about the additional waste from the 14 new homes as well as existing problems around waste storage and collection would represent a sustainable objection.
- 10.5 The Waste Strategy Manager has reviewed the proposals and has raised no objection to the refuse provision. Further details of the refuse and recycling store is to be secured by planning condition. As a result, the proposed development would accord with the requirement of the SPD and would accord with policy DMS1.

## 11. Other Matters

- 11.1 A number of other objections have been received raising safety concerns about people having to park further away and children playing outside on Fontley Way as well as the properties being devalued as a result of the proposed development. However, these are not valid planning grounds to resist the current scheme. The Kimpton House Residents Association request for the fencing in front of nos. 1 and 4 Kimpton House to be re-provided as well improvements to damaged / uneven footways, but this cannot be secured by the current submission.
- 11.2 Other comments have been received from the Kimpton House Residents Association stating that that their concerns and suggestions have not been taken into account within the Statement of Community Involvement. However, the Statement of Community Involvement has since been updated to include the feedback given at the March and August 2019 consultation events.

## 12. Section 106 Planning Obligations

- 12.1 The following Heads of Terms are proposed:

|                                   |                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Affordable Housing             |                                                                                                                                                                                                                                                                                                                                                                 |
| 2. Council Offsite highway works  | Council S278 works:<br>Works to the pavement and road.                                                                                                                                                                                                                                                                                                          |
| 3. Maintenance of Open space      | Maintenance of Public Open Space and Internal Courtyard at Owner's expense.                                                                                                                                                                                                                                                                                     |
| 4. Play Space contribution        | Contribution to play space improvements for older children's existing play facilities.                                                                                                                                                                                                                                                                          |
| 5. Local Employment Agreement     | The Owner shall enter into a Local Employment Agreement (LEA) to be agreed between the Applicant, LPA and EDO which would include provisions to ensure that the Owner will work with the Council to maximise business, employment and training opportunities for local people and businesses. This will be in line with the Council's Planning Obligations SPD. |
| 6. Connection to District Heating | Owner to covenant with the Council that the development will be future proofed to enable connection to a future District Heat Network (DHN). Owner to submit a DHN Statement to the LPA for approval, to set out how the development will connect to a DHN and how energy demands would be met prior to any connection to a DHN.                                |

|                              |                                                                                                                                                                                                             |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. Provision of CCTV cameras | Future proof development for possible future provision of CCTV if it should be decided at a later date to implement this including an agreement to link up with the Council's own CCTV surveillance system. |
| 8. Carbon Off-set payment    | This has been calculated to result in a £40,565 payment. As built calculations will be required to determine the final amount.                                                                              |
| 9. Monitoring fees           | Enter into an agreement for the purpose of monitoring and administering the implementation of the S106 in line with the Councils Planning Obligations SPD, March 2015.                                      |

### 13. Conclusion / Planning Balance

- 13.1 The assessment of the proposed development has taken into account all policies referred to in the policy section and throughout this report. Extensive consultation has been undertaken and a newsletter providing information about the application was widely distributed to properties in the surrounding area. A number of representations have been received in relation to the application and these have been carefully considered in the assessment of the application. The effects of the development on the environment, parking and access, heritage assets and adjoining land users have been fully considered and it has been concluded that there would be no significant effects on the environment and that any residual effects can be mitigated through the use of conditions.
- 13.2 The proposed development will enable the construction of the larger Alton Estate regeneration scheme to take place by providing new housing for a specific group of residents currently living in the intervention area whose existing housing is proposed to be replaced in the early phases.
- 13.3 Officers have assessed the supporting information and consider them to be generally robust. The requirement for additional technical surveys and assessment can reasonably be covered by condition.
- 13.4 The proposed development is of a high design quality. A design led approach has been followed in accordance with Policy DMS1 which optimises the potential of the site and the layout and arrangement of the building ensures a high level of physical integration with its surroundings. The scale, massing and appearance of the development provides a high-quality sustainable design which contributes positively to local character. The proposed development responds sensitively to the character and context of the adjoining conservation area and the character and appearance of the conservation area would be preserved.
- 13.5 Concerns have been expressed in responses received from local residents and residents associations who have been consulted on the proposed development about the impact on parking provision in the area due to the existing parking situation within the Alton Estate and the level of parking proposed. However, it is not possible for the proposed development to address the existing parking constraints and issues where

parking occurs on green spaces within on the Alton Estate given that the level of parking proposed for this development is in accordance with policy guidance.

- 13.6 The development will result in the loss of existing trees, but these will be replaced on site and the category A and B trees, including T08, will be retained through an amending condition. The retention and protection of the existing Category A and B trees and new tree planting and landscaping will enhance the amenity and biodiversity value of the site. The development provides private and shared amenity space and an on-site play area for young children.
- 13.7 The proposed development would provide a high quality of residential accommodation and all the units would be affordable. As such, it represents an addition of 14 high quality affordable units to the Council's housing stock.
- 13.8 For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

#### **RECOMMENDATION:**

The Assistant Director (Planning & Transport Strategy) be authorised to Approve the application as delegated by the Planning Applications Committee subject to the following actions:

- 1) Legal Agreement: the completion at the cost to the Applicant of a Legal Agreement under the Town and Country Planning Act 1990 in a form accepted by the Assistant Director (Planning and Transport) as securing the provisions detailed in Section 12 of the report; and
- 2) Subject to the conditions listed below:

#### **CONDITIONS AND REASONS:**

##### **1. Condition CN01 - 3 years**

This development shall be begun within 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

##### **2. Condition NC28 - In accordance with drawings**

Unless approved otherwise in writing by the local planning authority, the development shall be carried out in accordance with the approved drawings and specifications, as follows:

A-PL(03)001 01; A-PL(03)004 01; A-PL(05)001 01; A-PL(03)002 04; A-PL(03)005 06; A-PL(03)006 03; A-PL(03)007 02; A-PL(03)008 02; A-PL(03)009 02; A-PL(04)005 01; A-PL(05)005 02; A-PL(05)006 01; A-PL(03)011 02; A-PL(03)012 06; A-PL(03)013 02; A-PL(03)014 02; PS001-1901-L-DRW-100 P 07; PS001-1901-L-DR1-101 P 10; PS001-1901-L-DRW-102 P 06; PS001-1901-L-DWG-200 P 05; PS001-1901-L-DWG-201 P 06; PS001-1901-L-SKT-500 P 04; PS001-1901-L-SKT-501 P 03; PS001-1901-L-SKT-502 P 03; PS001-1901-L-SKT-503 P 03; PS001-1901-L-SKT-504 P 03; 11455-00-7004 P1

Covering letter, dated 18/10/19, prepared by Barton Willmore;



Planning Statement (Ref: 29302/A5/Reports). Rev 03, dated 18/10/19, prepared by Barton Willmore;

15158 Fontley Way Accommodation Schedule, dated 10/10/19, prepared by Tate Hindle;

Fontley Way Design & Access Statement (Ref: 15185\_L11\_001\_05). Rev 05, dated 18/10/19, prepared by Tate Hindle;

Air Quality Assessment: Fontley Way, Wandsworth (Ref: J3761A/1/F1). Dated 24/05/19, prepared by Air Quality Consultants;

Environmental Noise Survey and Acoustic Design Statement Report (Ref: 26062/ADS1). Rev 1, dated 16/10/19, prepared by Hann Tucker Associates;

Preliminary Ecological Appraisal Fontley Way Site. Rev 002. Dated October 2019, prepared by Thomson Ecology;

Preliminary Roost Assessments of Building and Trees. Fontley Way Site, Roehampton. Rev 002. Dated November 2018, prepared by Thomson Ecology;

Daylight & Sunlight Amenity Within the Site. Fontley Way. (Ref: 14265). Rev 4, dated 15/10/19, prepared by GIA Chartered Surveyors;

Daylight and Sunlight Fontley Way. (Ref: 14265). Dated 17/10/19, prepared by GIA Chartered Surveyors;

Energy Statement. Fontley Way, Roehampton (Ref: LEC2989/R03). Rev 3, dated 15/10/19, prepared by Low Energy Consultancy Ltd;

Sustainability Statement. Fontley Way, Roehampton (Ref: LEC2989/R03). Rev 3, dated 15/10/19, prepared by Low Energy Consultancy Ltd;

Overheating Analysis Report. Fontley Way, Roehampton (Ref: LEC 2989/R03). Rev 3, dated 15/10/19, prepared by Low Energy Consultancy Ltd;

Phase 1 Geo-Environmental Assessment Fontley Way (Ref: DS-21936-19-169). Rev C, dated 17/10/19, prepared by Idom;

Drainage Strategy Statement. Rev B, dated 16/10/19, prepared by Brand Consulting Engineers Ltd;

Fontley Way 'Decant' Site Heritage Statement. Rev 4, dated 17/10/19, prepared by Museum of London Archaeology;

Archaeological Desk Based Assessment (Ref: 0891A). Dated October 2019, prepared by Archaeology Collective;

Transport Statement. Second Issue, dated October 2019, prepared by Ove Arup & Partners Ltd;

Arboricultural Impact Assessment. Fontley Way, Roehampton. Rev B, dated 18/10/19, prepared by Southern Ecological Solutions

Statement of Community Involvement (Ref: 29302/A5/POF). Rev 02, dated 07/01/2020, prepared by Barton Willmore;

Covering letter, dated 22/07/2020, prepared by Barton Willmore;

Fontley Way Design & Access Statement Addendum (Ref: 15185\_L11\_002\_02). Rev 02, dated 26/06/2020, prepared by Tate Hindle;

Daylight and Sunlight Fontley Way. Additional Daylight Summary Note. Dated 27/03/2020 prepared by GIA Chartered Surveyors.

Reason: To ensure a satisfactory standard of development, and to allow the local planning authority to review any potential changes to the scheme.

### **3. Condition NC08 - Details of materials**

Notwithstanding any materials specified in the application, details and samples of materials proposed to be used on all external surfaces of the development (including hardsurfacing) shall be submitted to and approved by the local planning authority prior to commencement of

works above ground level. The development shall be carried out in accordance with the approved materials.

Reason: In order to assess the suitability of the proposed materials, in the interests of the appearance of the locality, in accordance with Council policy DMS1.

#### **5. Condition NC40 - No telecommunications equipment**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any future re-enactment of that Order, no satellite dishes, telecommunications masts or equipment or associated structures, shall be installed on the building without the prior written approval of the local planning authority.

Reason: To protect the appearance of the building and accord with Council policy DMS9.

#### **6. Condition NC41 - No structures on the roof**

No water tanks, plant, lift rooms or other structures, other than those shown on the approved plans, shall be erected upon the roof(s) of the approved building(s) without the written approval of the local planning authority.

Reason: To control the appearance of the building(s) and safeguard the appearance of the area, in accordance with Council policy DMS1.

#### **7. Condition NSTD-Accessible and adaptable units**

Twelve of the units shall meet Building Regulation requirement M4 (2) 'accessible and adaptable dwellings' and two of the units shall meet Building regulation M4(3) 'wheelchair user dwellings' in accordance with the approved area schedule and submitted drawings.

Reason: To ensure satisfactory residential accommodation is provided, including for people with disabilities

#### **8. Condition NSTD - Construction and Environmental Management Plan**

No development shall commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and been approved in writing by the Local Planning Authority. The CEMP shall include measures to mitigate the construction traffic effects as part of a coordinated and collaborative approach with surrounding developments, and shall include specific details for:-

- a) the control of construction noise and vibration during hours of noisy activities;
- b) a construction waste and material management, transportation and disposal strategy, including construction delivery booking and construction vehicle holding arrangements, and targets and arrangements for maximising the use of the river for material removal and material delivery where feasible;
- c) air quality measures for the control and monitoring of dust, fine particles and odours;
- d) construction traffic routing through the area, including details of signage;
- e) a low emission strategy for construction traffic and machinery;
- f) piling or other penetrative methods of foundation design in relation to risks to underlying groundwater;
- g) measures to protect controlled waters from construction processes and contamination;
- h) measures to minimise cross contamination on site;
- i) measures to deal with unexpected contamination on site;

- j) details of security of the construction site in relation to adjacent sites;
- k) details of coordination of construction activities with neighbouring development sites;
- l) details of measures to prevent dust and pollution throughout construction period;
- m) timing of vegetation removal works;
- n) name of an ecological clerk of works to oversee the implementation of the CEMP and to supervise the removal of site vegetation in particular to prevent harm to hedgehogs, nesting birds, reptiles and stag beetles;
- o) methods to safely remove and prevent recurrence of invasive non-native species (including biosecurity measures);
- p) measures to allow safe egress of mammals from the development site and to prevent mammals from being trapped within the development site;
- q) details of the toolbox talk to be implemented with all staff to ensure correct involvement of the ecological clerk of works.

The development shall not be undertaken otherwise than in accordance with the CEMP approved in writing by the Local Planning Authority.

Reason: To ensure construction works and traffic impacts are minimised, to protect amenities of neighbouring occupiers and occupiers of the new residential units within the development itself, in accordance with Core Strategy policy IS4, and DMPD policies DMS1 and DMS3.

## **9. Construction Management and Logistics Plan**

Prior to the commencement of development, a construction management and logistics plan will need to be submitted to and approved in writing by the Local Planning Authority.

This must include:

- Vehicle tracking which shows that the largest vehicle needing access to the site can enter, turn in, and exist the site in forward gear
- A description of all types of vehicle to be used
- Details of traffic management proposals to keep all road users safe throughout the construction period
- An estimate of how many vehicle trips construction will generate per working day
- Details of wheel washing facilities to be provided
- Confirmation that employees will travel to the site by sustainable modes.

Thereafter, development shall only be carried out in accordance with the approved details.

Reason: In the interests of providing safe and suitable access to the development and to the surrounding road network in accordance with Para. 108b of the National Planning Policy Framework (NPPF).

## **10. Electric Vehicle Charging Points**

Prior to the commencement of development, a plan showing that the applicant can provide 20% of the proposed vehicular parking spaces as active electric vehicle charging points and 20% as passive electric vehicle charging points must be submitted to and approved in writing by the Local Planning Authority. Thereafter, development shall only commence in accordance with the approved details.

Reason: In the interests of achieving the objectives in accordance with Table 6.2 of the current London Plan.

### **11. Refuse and Recycling Storage Facilities**

Prior to the commencement of development, a plan showing further detailed plans of the refuse and recycling storage facility must be submitted to and approved in writing by the Local Planning Authority. This must provide refuse and recycling storage facilities in accordance with Para. 7.10 of Wandsworth Council's Refuse and Recyclables in Developments Supplementary Planning Document (2014).

The development shall be undertaken in accordance with these approved drawings and the storage facility shall be provided prior to the occupation of the development and retained thereafter for use by residents.

Reason: In the interests of providing safe and suitable access to the development and to the surrounding road network in accordance with Para. 108b of the National Planning Policy Framework (NPPF).

### **12. Details of Cycle Parking**

Prior to the commencement of development, a plan showing details of the proposed cycle parking for the development including two visitor cycle parking spaces will be submitted to and approved in writing by the Local Planning Authority.

The development shall be undertaken in accordance with these approved drawings and the cycle store shall be provided prior to the occupation of the development and retained thereafter for use by residents.

Reason: In the interests of maximising the opportunities for travel to and from the development by sustainable modes in accordance with Para. 108a of the National Planning Policy Framework.

### **13. Dust Management Plan**

Prior to the commencement of development, a Dust Management Plan (DMP), based on an AQDRA (Air Quality and Dust Risk Assessment), shall be submitted to and approved, in writing, by the local planning authority. The DMP shall be in accordance with The Control of Dust and Emissions during Construction and Demolition SPG 2014. The DMP will need to detail the measures to reduce the impacts during the construction phase. The development shall be undertaken in accordance with the approved plan.

Reason: To manage and prevent further deterioration of existing low quality air across London in accordance with London Plan policy 5.3 and 7.14, and NPPF 181.

### **14. NRMM Condition**

All Non-Road Mobile Machinery (NRMM) used during the course of the development that is within the scope of the Greater London Authority 'Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (SPG) dated July 2014, or any subsequent amendment or guidance, shall comply with the emission requirements therein.

Reason: To manage and prevent further deterioration of existing low quality air across London in accordance with London Plan policy 5.3 and 7.14, and NPPF 181.

### **15. Gas Boilers Condition**

Prior to occupation of the development, details of the Ultra-Low NOx Gas fired boilers to mitigate air pollution shall be submitted to and agreed in writing by the council. The Ultra-Low NOx Gas fired boilers to be provided for space heating and hot water shall have dry NOx emissions not exceeding 30 mg/kWh (at 0% O<sub>2</sub>). Where any installations do not meet this emissions standard, it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. Following installation, emissions certificates will need to be provided to the council to verify boiler emissions. The approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: To manage and prevent further deterioration of existing low quality air across London in accordance with London Plan policy 5.3 and 7.14, and NPPF 181.

### **16. Contaminated Land Desktop Assessment**

The development shall be undertaken in accordance with the approved Contaminated Land Desktop Assessment.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, having regard to Council policies IS4 and DMH4 of the Development Management Policies Document (adopted March 2016) coupled with the requirements of the National Planning Policy Framework 2018. The details are required prior to the start of the works so that the necessary precautions and mitigation measures can be incorporated into the construction.

### **17. Contaminated Land Method Statement**

No development shall take place until a detailed method statement for the remediation works (to include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures) to make the site suitable for its intended use shall be submitted to and approved in writing by the local planning authority. There shall be no development unless and until any remediation works have been completed and a validation report to verify these works has been submitted to and approved in writing by the local planning authority. If, during development, further contamination not previously identified is found to be present at the site the local planning authority is to be informed immediately and no further development shall be carried out until a report indicating the nature of the contamination and how it is to be remediated is submitted to and agreed in writing by the local planning authority, and any required remediation shall be detailed and verified as an amendment to the remediation statement and carried out accordingly.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, having regard to Council policies IS4 and DMH4 of the Development Management Policies Document (adopted March 2016) coupled with the requirements of the National Planning Policy

Framework 2018. The details are required prior to the start of the works so that the necessary precautions and mitigation measures can be incorporated into the excavation and construction.

### **18. Contaminated Land Remediation Scheme**

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment shall be prepared and submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The works included in the approved scheme shall be undertaken in strict accordance with the approval and completed prior to first occupation of the development.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, having regard to Council policies IS4 and DMH4 of the Development Management Policies Document (adopted March 2016) coupled with the requirements of the National Planning Policy Framework 2018. The details are required prior to the start of the works so that the necessary precautions and mitigation measures can be incorporated into the excavation and construction.

### **19. Contaminated Land – Verification**

Prior to first occupation of the development, a verification report demonstrating completion of the remediation works set out in the approved remediation statement and the effectiveness of the remediation shall be submitted to and approved by the local planning authority. The report shall include results of sampling and monitoring carried out to demonstrate that the site remediation criteria for residential use have been met.

Reason: To ensure that remedial measures have been undertaken and the environmental risks have been satisfactorily managed so that the site is deemed suitable for residential use to accord with Council policies IS4 and DMH4 of the Development Management Policies Document (adopted March 2016) coupled with the requirements of the National Planning Policy Framework 2018.

### **20. Tree Method Statement**

No development shall take place until an Arboricultural method statement has been submitted to and approved in writing by the local planning authority. This shall include details of:

- a) The existing trees and hedges to be retained in an Arboricultural Impact Assessment, in line with BS5837:2012, and shall include details of all current and proposed hard surfaces, walls, fences, structures, access features, and ground levels. Details of trees to be pruned.
- b) The measures taken to protect existing trees and hedges during demolition, construction, and delivery of materials and machinery. To include a Tree Protection Plan and protection measures in line with BS5837:2012, with details of methods of demolition, removal of hard surfacing, driveway/roadway construction, consideration of utility/service runs, ground protection measures, tree protection fencing, positioning of site huts/storage areas and

specialist foundation design. To include a programme of Arboricultural site supervision, with pre-commencement check.

Reason: To safeguard trees and hedges on the site in the interests of visual amenity and the character of the area, having regard to the Development Management Policies Document DMO5 (a) coupled with the requirements of paragraphs 20, 127, 170 and 171 of the National Planning Policy Framework 2019.

### **21. Landscaping**

Details of hard and soft landscaping, and treatment of parts of the site not covered by buildings, to include species of new planting and any existing plants/trees to be retained, shall be submitted to and approved by the Local Planning Authority before the development starts. All planting, seeding or turfing included in the approved details shall be carried out prior to the occupation of any part of the development, or in accordance with a programme agreed in writing with the Local Planning Authority. Any trees or plants planted as part of the approved landscape scheme, which within a period of five years from the completion of the development are found to be dead, removed, or becomes seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to vary this.

REASON: To ensure and safeguard a satisfactory appearance, in accordance with Council policy DMS1.

### **22. Condition NSTD- Replacement of Landscaping**

Any trees or shrubs planted as part of a landscape scheme approved as part of this decision or arising from a condition imposed on this decision, which within a period of five years from the completion of the development is found to be dead, removed or becomes seriously damaged or diseased, shall be replaced in the next planting season with others of similar size or species.

Reason: To safeguard the appearance of the development in accordance with Council policies DMS1 and DMS4

### **23. Condition NSTD – Landscaping Management Plan (Biodiversity)**

Prior to the commencement of development (above damp course level) details shall be submitted to and approved, in writing, by the local planning authority of the landscaping design and landscape management to demonstrate the provision and maintenance of habitat features for biodiversity including but not limited to native species hedgerows to provide connectivity for hedgehogs; stag beetle loggeries; hibernacula for slow worms; functioning habitats for bird nesting; neutral grassland habitats for foraging within the communal garden.

Reason: To provide appropriate biodiversity gain in accordance with DMO4b

### **24. NSTD Condition - Provision of Brown / Green Roofs**

Prior to the commencement of development (above damp course level) details shall be submitted to and approved, in writing, by the local planning authority of the extensive brown biosolar roof for biodiversity under / around PV and for brown and brown/green roofs demonstrating how they will be delivered in accordance with The GRO Green Roof Code 2014. The submitted details should include but not limited to the size (area), substrate information (such as particle size, depths (no less than 80mm and varying up to 150mm),

habitat features to be included (e.g. log piles), cross sectional views, a full planting regime including species choices / details of area to be left to natural colonisation, management and ongoing monitoring.

Reason: To provide mitigation and gain for biodiversity in accordance with DMO4

#### **25. NSTD Condition - Provision of Bat and Bird Boxes**

Prior to the commencement of development (above damp course level) details shall be submitted to and approved, in writing, by the local planning authority of the including the, type and location of 8 number bat boxes and 12 number of bird boxes that should be integrated into the built fabric of the proposed development. The submission should also include details of any proposed external lighting to demonstrate how it accords with Guidance Note 08/18 Bats and artificial lighting in the UK, Bats and the Built Environment series published by the Bat Conservation Trust and the Institute of Lighting Professionals, in particular the prevention of light spill directly onto bat / bird boxes or into flight paths to bat boxes.

Reason: In order to provide appropriate biodiversity gain in accordance with DMO4b

#### **26. NSTD Condition - Play Space**

Prior to the occupation of the development submit for approval details of the play space demonstrating how it will provide inclusive / accessible play for under 5's and indicating the skills which will be encouraged by the equipment provided. Also include details of measures to ensure surface and equipment meet BS 1176 and BS 1177 and detail of the regular inspection and maintenance programme to be implemented to maintain public safety.

Reason: To encourage public access to recreation facilities in accordance with DMH7e

#### **27. Condition NSTD- Details of Boundary Treatment**

Details of materials to be used in the boundary treatment including any access gates shall be submitted to and approved by the local planning authority prior to their installation on site. The boundary treatment shall be installed in accordance with the approved details prior to the first occupation of the development and retained as such.

Reason: To ensure a satisfactory appearance, in the interests of neighbour amenity and to accord with Council policy DMS1.

#### **28. Condition NSTD- Energy Strategy**

The development shall be built in accordance with the Energy Strategy approved by the local planning authority, demonstrating how the development will follow the hierarchy of energy efficiency, decentralised energy and renewable energy technologies to secure a minimum 35% reduction in CO2 emissions below the maximum threshold set in Building Regulations Part L 2013. Prior to occupation, evidence (e.g. photographs, copies of installation contracts and as-built worksheets prepared under SAP) should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved Energy Strategy unless otherwise agreed by the Local Planning Authority in writing.

Reason: To ensure the implementation of sustainable, low carbon and renewable energy in accordance with Core Strategy policy IS2 and DMPD policy DMS3.



### **29. Condition NSTD- Water Use Efficiency**

Prior to first occupation of the building evidence (schedule of fittings and manufacturer's literature) should be submitted to the Local Planning Authority and approved in writing to show that the development has been constructed in accordance with the approved internal water use calculations.

Reason: To ensure the efficient utilisation of water resources in accordance with London Plan policy 5.15.

### **30. Condition NSTD- Details of Photovoltaic Panels**

Details of the location, layout and specification of the Photovoltaic Panels to be installed on the roofs of the buildings as detailed in the Energy Statement shall be agreed in writing by the local planning authority and installed prior to the occupation of the development.

Reason: To ensure the implementation of sustainable design, low carbon development and renewable energy in accordance with Core Strategy policy IS2 and DMPD policy DMS3.

### **31. Condition NSTD- Details of Noise Mitigation**

Prior to the commencement of any works, full details of noise mitigation measures shall be submitted for approval in writing by the local planning authority in accordance with the Environmental Noise Survey and Acoustic Design Statement Report (Ref: 26062/ADS1.Rev1).

Reason: To protect the occupiers of the residential property in accordance with Core Strategy policy IS4 and DMPD policy DMH4(ii) and to ensure no conflict of use arises with adjoining properties.

### **32. Condition NSTD - Car Parking Permits**

The applicant shall submit prior to occupation an undertaking that any new residents will be prohibited from applying for or securing a car parking permit, save in the case where a resident is relocating from elsewhere within the Alton Estate or has an existing car park permit and will thus be eligible to transfer that permit, under any present or future CPZ operating at this location.

Reason: In the interests of highway safety and to promote sustainable travel.

### **33. Condition NSTD - Sustainability Statement**

The development hereby approved shall be carried out in accordance with the Sustainability Statement dated October 2019.

Reason: To ensure high standards of sustainable design and construction in accordance with London Plan policy 5.3.

### **34. Condition NSTD - Preliminary Ecological Appraisal**

The development hereby approved shall be carried out in accordance with the recommendations and mitigation measures as detailed in the Preliminary Ecological Appraisal dated October 2019 and the Preliminary Roost Assessments of Buildings and Trees dated November 2019.

Reason: In order to protect existing habitats that may be present on site in accordance with policy DMO4b

### **35. Condition NSTD – Retention of Tree**

Prior to the commencement of development, a revised layout plan (drawing number A-PL(03)002) and landscape general arrangement plan (drawing number PS001-1901-L-DRW-101) of the development hereby approved shall be submitted to and approved by the Local Planning Authority detailing the retention of tree T08 (a Norway Maple). The development shall then be carried out in accordance with this approved and updated layout plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard tree T08 on the site in the interests of visual amenity and the character of the area, having regard to the Development Management Policies Document DMO5 (a) coupled with the requirements of paragraphs 20, 127, 170 and 171 of the National Planning Policy Framework 2019.

### **36. Condition NSTD - Communal Heating Efficiency**

Prior to commencement of any works, evidence that the provision of a communal heating system would be less efficient than the provision of individual boilers should be submitted to the Local Planning Authority to support the statements made within the Sustainability Statement.

Reason: To ensure high standards of sustainable design and construction in accordance with London Plan policy 5.3.

### **INFORMATIVES:**

1. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed online via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.
2. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>
3. If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](http://thameswater.co.uk/buildingwater).
4. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

## 5. Dust Management Plan (DMP)

### A DMP:

- May be integrated within a wider Construction Environmental Management Plan (CEMP);
- Must mitigate negative impact on air quality and receptors in the vicinity;
- Must detail the measures that will be taken to reduce the impacts on air quality during all construction phases (demolition, construction, Earthworks, Trackout)
- Include maintenance schedule of the dust mitigation measures;
- Undertake to carry out air quality monitoring before, during and after demolition and construction works (at least a month prior to commencement of any works on site). Parameters to be monitored, duration, locations and monitoring techniques must be approved in writing by Wandsworth Council prior to commencement of monitoring.
- Shall be in accordance with "The Control of Dust and Emissions during Construction and Demolition", Mayor of London SPG 2014.

6. Should development works on any of the trees not proceed before November 2020, the Potential Bat Roost Feature Assessment survey should be updated in order to confirm the likely absence of bats from the trees.