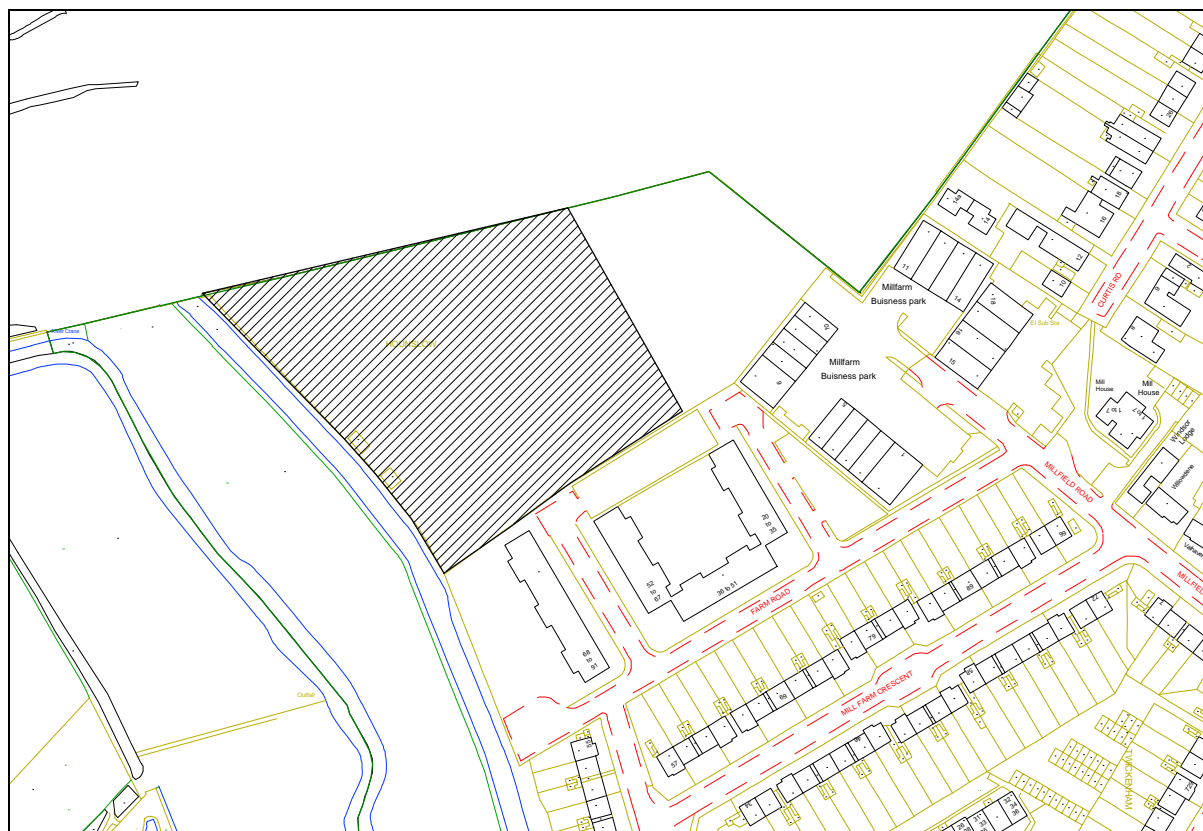


DEVELOPMENT CONTROL COMMITTEE - 6 DECEMBER 2001

**00/3562/OUT
LAND NORTH OF MILL FARM BUSINESS PARK
MILLFIELD ROAD
HANWORTH**

**HEATHFIELD WARD
Contact Officer:
R Summers x7450**



Proposal: Construction of 75 new residential units with associated parking and external works.

Applicant: Clive Chapman Architects for Richmond upon Thames Churches Housing Trust

Application received: 21 December 2000

Consultations:

ADV, Site Notice
59-63 (odd) Mill Farm Crescent
Flats 20-91 Farm Road
1-10 Mill Farm Business Park

Main development plan policies:

UDP ENV 4, 7, 8, 16, 17,18, 19, 20, 22, 23, 24, 39, 43 and 47, HSG 6, 11, 17, 18 and 19, EMP 1, TRN 8, 22 and 23, RIV 11, 12, 13 and 14, W13; UDP - First Review ENV 2, 5, 6, 9, 18, 19, 20, 21, 32 and 33, BLT 9, 11, 12, 14, 15 and 16, TRN 2, 4 and 12, HSG 6, 11, 17 and 18, Proposal Site W13; Conflict with Development Plan; Archaeological Priority Zone; Adj Green Belt

Present use: Vacant

Introduction: Members will recall that this application was deferred from Committee on 25 October 2001 to seek the written views of the Environment Agency (EA) and the GLA-

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Biodiversity Manager (GLA) on the amended plan and accompanying ecological report, specifically with regard to nature conservation.

The drawing and report have been sent to both parties and a further site visit has taken place with the GLA representative.

The EA has confirmed in writing that it has no objections in principle subject to a condition to protect and conserve the river corridor and adjoining habitat of value to wildlife (including voles) and would like to be consulted on follow up landscaping/ management conditions with regard to this aspect of the scheme.

The GLA advises that a 10m wide strip along the side of the Millstream should be incorporated into the Crane Valley Corridor Site of Metropolitan Importance for Nature. This should be expanded in the south-west corner to include the pond and all the wetland around it with a reasonable buffer zone of 2m. This broadly concurs with the EA advice and that shown on the amended plan.

The GLA further advises that it will be necessary to manage this area to maximize its suitability for the vole population and with appropriate landscaping and management it should be possible to improve the Biodiversity value of this land. Ongoing management and enforceable agreements need to be in place to ensure long term management of the area. Fencing etc will need to be carefully handled to protect the voles' habitat from cat and dog intrusion.

The remaining terrestrial part of the site comprises mainly wasteland habitats including some species which are uncommon or rare for London. This site is now somewhat isolated due to the new buildings to the north and east but is worthy of Borough Grade 2 importance. Housing will significantly affect the nature conservation interest but with appropriate landscaping an element of mitigation can be incorporated although there is only limited space to achieve this.

Finally, the GLA recommends an additional condition to conduct a reptile survey before any works commence.

The 25 October 2001 Committee report is attached to this agenda as Appendix A.

Professional comments: Members may recall that the GLA sent a late letter, reported to the October meeting, advising that the whole of the site should be included as of Metropolitan Nature Conservation Interest.

However, this issue was properly considered at the Unitary Development Plan First Review Public Inquiry last year following representations from the then London Ecology Unit and others concerning the issue of nature conservation. The site is subject to Proposal W13.

The Inspector concluded, following evidence presented to him, that it was reasonable for the Council **not** to designate the area as a site of nature conservation interest due to its long standing allocation for industrial use. He opined that any important nature conservation features that are identified could be protected under policies ENV 19 (Nature Conservation and Development Proposal) and ENV 9 (Trees in Town and Landscape). Moreover, the Proposal's justification requires a buffer zone to be created along the site's boundary with the Crane Valley Park, which is also of important nature conservation interest. He therefore concluded that nature conservation could be adequately safeguarded in determining any application and accordingly did not support the objection to the Proposal under this issue and therefore accepted the concept of development of the site in line with the Proposal. (This is fully explained in the report at Appendix A)

Conclusion: The current application, as amended, has responded positively to the need to protect an element of the land for wildlife and this will be pursued through the conditions

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recommended on the October report set out below for ease of reference with additional conditions reported at the 25 October Development Committee meeting and others recommended by the GLA. I note that the GLA would prefer to see a greater area retained for nature interests although they have effectively accepted the amended scheme. Whilst I acknowledge their points I have to reach a balance with regard to competing land uses and make a recommendation which is consistent with the key policies of the Unitary Development Plan.

The Council concluded, following the Unitary Development Plan Inquiry, that the land could be used for affordable housing to meet the severe shortage of such accommodation in the Borough. Proper and detailed account has now been taken of the nature conservation issue. The EA has no objections to the amended scheme.

I maintain the view recommended in the October report that a satisfactory balance has been struck between the provision of much needed social housing without adversely impacting on the quality of the area, particularly in regard to ensuring a continuity of the wildlife haven linked to the Crane valley.

I therefore recommend that **Members consider whether or not planning permission should be granted subject to the conditions and informatives listed below and subject to no adverse direction from the Secretary Of State.**

Standard conditions:

- BD03A - Outline application - design details
- BD10 - Sample panels of brickwork
- BD12 - Details to be approved
- DS02 - Wheelchair housing
- DV02A - Boundary fencing
- DV18A - Refuse arrangements
- DV19A - Parking - private vehicles
- DV27A - Recycling - details required
- DV33A - No reduction in dwelling units
- GD02A - Restriction on alterations/extensions-general amenity
- LA04A - Protect trees - shown on plan
- LA11A - Landscaping required hard and soft - 'Ground re-profiling works and the formation of a small side spill weir from the water course should form part of the landscaping of the site'
- LA30 - Landscape works - implementation
- LB12A - Archaeology
- PK02A - Parking etc construction - 'parking/turning/access' 'MFS17A'
- PK06A - Cycle parking
- RD02A - Details required - new junction
- RD04A - Details required-access road
- RD09 - Levels of thresholds

Non standard conditions:

- NS01 - The development shall not be carried out other than in accordance with the conclusions laid down in the Contamination and Geotechnical Assessment Report dated January 1998. Details of appropriate measures to monitor this work shall be submitted to and be approved in writing by the Local Planning Authority. REASON: To prevent pollution of the water environment and to protect the amenities of future occupiers of the housing units.
- NS02 - Surface water control measures shall be carried out in accordance with details to be submitted to and approved in writing with the Local Planning Authority before

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- development commences. REASON: To prevent the increased risk of flooding and to improve water quality.
- NS03 - A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for the area between the proposed housing and the Millstream, identified on the submitted drawing, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved. REASON: To ensure that the proposed development preserves and enhances the nature conservation interests of this important area of metropolitan importance.
- NS04 - The cycle route shall be constructed as part of the development hereby approved and shall not be closed at any time. REASON: To maximise alternative modes of transport to the car to link the cycle network.
- NS05 - No development shall take place on site, including soil contamination or excavation until the applicant, their agent or successors in title, has secured a reptile survey by a reputable specialist company. If reptiles are found to be present on site a scheme for their safe capture and trans-location to a suitable receptor site shall be agreed and implemented before any works on the site commence. The results of the survey and any other actions required shall be submitted to and approved by the Local Planning Authority and be carried out prior to commencement of the work. REASON: To protect the nature conservation interests of the area.

Standard informatives:

- IE05 - Noise control - building sites
- IH06 - Damage to public highway
- IL12 - Approved drawing Nos - 'MFS17A received on 23 July 2001'
- IL16 - Relevant policies and proposals - 'UDP ENV 4, 7, 8, 16, 17,18, 19, 20, 22, 23, 24, 39, 43 and 47, HSG 6, 11, 17 and 19, EMP 1, TRN 8, 22 and 23, RIV 11, 12, 13 and 14, W13' 'ENV 2, 5, 6, 9, 18, 19, 20, 21, 32 and 33, BLT 9, 11, 12, 14, 15 and 16, TRN 2, 4 and 12, HSG 6, 11, 17 and 18, W13
- IT06 - Nature conservation
- IX04 - Thames Water Utilities
- IX12 - Environment Agency

Non-standard informatives:

- NI01 - The applicant is advised that pursuant to condition NS04 it is likely that the landscape management plan will require a monetary contribution to ensure its long term success. This should form part of the proposal submitted to the Local Planning Authority.

Background papers:

Application forms and drawings
Letters from EA and GLA
