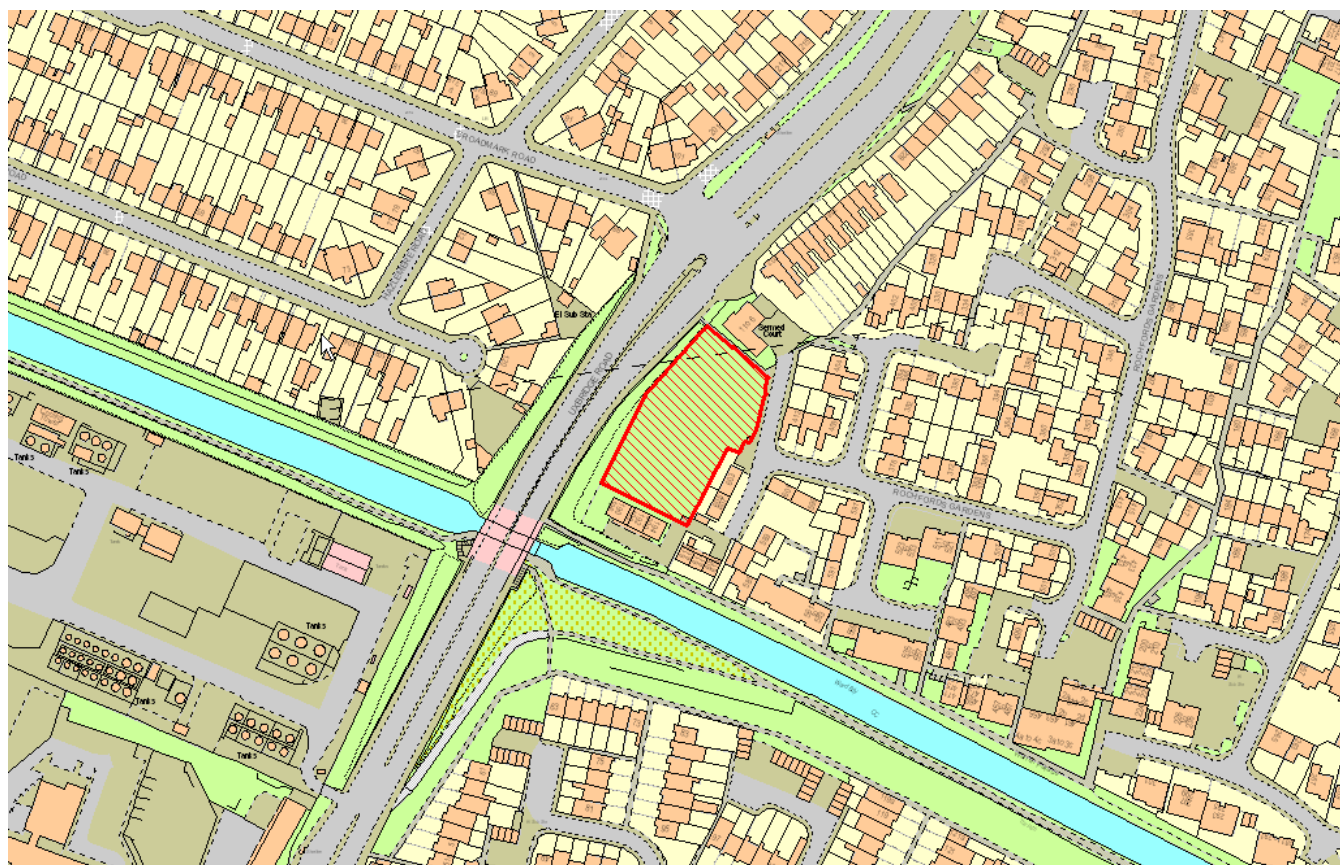


Registration Date:	08-Oct-2015	Applic. No:	S/00021/002
Officer:	Mr. Albertini	Ward:	Wexham Lea
Applicant:	Mr. Mike Broom	Applic type:	Major
Agent:	Mr. Lee Packman, The AED Practice Limited Building L027 - London Road Campus, London Road, Reading, Berkshire, RG1 5AQ	13 week date:	7 th January 2016
Location:	Former Rochford Hostel, Site between Uxbridge Road & Rochford Gardens, Slough, SL2 5NU		
Proposal:	Construction of 20 homes for people with learning difficulties in 2 buildings - one 2 storey & one 2/3 storey plus associated parking.		

Recommendation: Delegate to the Planning Manager for Approval



1.0 **SUMMARY OF RECOMMENDATION**

Delegate to the Planning Manager for Approval

PART A: BACKGROUND

2.0 **Proposal**

2.1 The development is for 20 social housing flats for residents with learning difficulties. The flats are all one bedroom 2 person in size. 4 support staff will be on site during the day and 2 at night. There are no internal communal facilities or rooms.

2.2 The form of the development is an L shaped two and three storey block in the middle of the site and along the west boundary with a separate smaller two storey block on the south side nearest the existing adjacent homes. The space between the two buildings will be part paved and part grass communal space that also provides access to the 4 stairwells serving the flats. The pedestrian entrance will be via the L shaped block on the north side.

2.3 The northern part of the site will contain the gated site access off Rochfords Gardens and 10 parking spaces (2 disabled), bike store and shallow flood storage ponds near Uxbridge Road. The access will be close to the north boundary. The remainder of the margins of the site will be landscaped with existing close board fencing retained where next to existing homes. A palisade fence will go along the east and north boundary the latter next to a link path to Uxbridge Road.

2.4 The buildings will be traditional in form having pitched roof and gable ends. Materials will be a combination of render and weatherboard with colour variations to identify each block and stairwell areas. A brick plinth and slate roof are proposed. The three storey block will be 12 metres high and the two storey 9 metres high.

3.0 **Application Site**

3.1 This 0.23 hectare site is vacant having once contained a hostel and a small youth and community building. These were demolished in 2012. It lies at the end of a cul de sac.

3.2 The site lies east of Uxbridge Road as it rises to go over the canal which is nearby to the south. The embankment for the latter rises from about 1 to 4 metres above the site. To the north is a path link between Uxbridge Road and the south west corner of the Rochfords estate. Beyond the path is Sermed Court a block of 6 flats. To the south is the rear of a block of 6 flats that face the canal. To the east are 3 flats in a two storey block and the access point. Opposite the access point is the flank wall of a short terrace of homes.

3.3 Under the west side of the site is major gas pipeline and over the north corner of

the site an overhead power line. The site falls within the corner of a flood zone 3 – 1 in 100 year risk of flooding. Part of it is also at risk of surface water flooding. The site dips slightly in the middle. There are conifer trees next to the south west corner boundary, one tree near the south east corner and a large hedge next to the existing flats on the east side of the site.

4.0 **Site History**

4.1 Prior Approval for demolition of buildings 2012.

5.0 **Neighbour Notification**

5.1 Rochfords Gardens 190-200 ev; 404-412 ev; 587,589, 601 – 607 odd; Serned Court 1 – 6.
Broadmark Rd 98
Hazlemere Rd 116 – 122 ev

5.2 No comments received.

6.0 **Consultation**

6.1 Traffic/ Highways

Full comments to be on meeting amendment sheet. At the pre application stage no fundamental issues raised. Key concerns are ensuring the important pedestrian path next to the north edge of the site is improved by not enclosing it with solid fence, setting the fence line back from the existing path, reinstate frontage footway (to remove redundant long drop crossing).

6.2 Drainage

Accepts principle of flood attenuation on site in the form of two shallow ponds. More detail of the drainage scheme is needed before planning permission is granted.

6.3 Environmental Protection

Standard condition to ensure soil quality acceptable for residential use.

6.4 Environment Agency

Comments yet to be received. At the pre application stage the principle of development in the flood zone accepted on the basis that a compensatory flood storage area is created.

6.5 National Grid (gas transmission)

No comments received.

PART B: PLANNING APPRAISAL

7.0 **Policy Background**

7.1 The site is not allocated in the Local Plan. Residential use is supported the previous hostel being residential use. The loss of the previous small community

use on the site is not significant; it has not been in operation for several years.

- 7.2 Subject to Environment Agency comments flood risk can be satisfactorily addressed to comply with Core Strategy policy 9 by use of compensatory flood storage and a separate pond area for occasional storm water run off. The site is in the corner of a flood zone that is created by potential flows from the north west that could become trapped on the site by raised areas and higher ground around it. Rearranging the levels on the site and creating hollows allows the building to be clear of any flood water and for it to not displace flood water to another site. The building will have a similar footprint to the previous buildings on the site.
- 7.3 The hollows for water storage can be graded and planted to integrate with the landscape areas; they are not expected to hold water often. The hollows are not expected to be deeper than 0.75 metres but that detail has not yet been finalised.
- 7.4 Although the Environment Agency and internal drainage comments have yet to be received the principle of the proposed approach was accepted at the pre application stage. However before planning permission is granted the comments will need to be known and any issues addressed if necessary. Further details on drainage have been requested

8.0 **Layout, Design and Access**

- 8.1 The location of the buildings away from the west and north boundaries reflects the site constraints of the gas main, overhead power cables plus need for space for flood storage at the north end. The buildings have also been set away from the other site boundaries to not cause any detrimental effect on living conditions of existing residents. In addition the three storey part of the development is in the middle of the main block with just two storey nearest existing homes.
- 8.2 At the south end of the site two flank walls are 10 metres away from the rear windows of adjacent flats. To the east there is a 10.5 metre distance between two storey habitable room windows and the rear of existing flats that have no habitable room windows.
- 8.3 The elevational treatment and materials proposed are satisfactory.
- 8.4 The car park will be gated and is overlooked by adjacent flats to help with security. The palisade railings, to provide some visibility for users of the path, along the north boundary and extra width for it will benefit the safety of users.
- 8.5 The south west corner conifers will be retained which helps reduce overlooking from the adjacent bridge footway into some of the new homes. Existing trees on the adjacent embankment help protect other homes near the raised footway. The gas main limits on site tree planting on this boundary but additional trees on the road embankment will be explored. The other tree on the site will be lost.
- 8.6 No new planting other than grass is shown on the plans but by condition a planting plan will be required. The appearance of the development for residents

and those passing or adjacent would be improved by shrubs and small trees. Trimming of and retention of the big hedge next to adjacent homes will be explored.

- 8.7 The proposal therefore complies with Local Plan policy EN1 design and EN3 Landscaping plus associated Core Strategy policy 9 Natural and built environment plus policy 12 community safety.
- 8.8 Regarding access and transport matters the traffic generated will be modest and does not raise any off site issues. Regarding the adjacent link path to Uxbridge Road the proposal shows a boundary line set back from the path to improve both security and use by cyclists which is a benefit. Widening of the path is not part of the proposal.
- 8.9 The surface of the path would benefit from being regarded to a normally accepted gradient and re surfaced to make the path more useable. Achieving a gradient of 1:20 would allow easy use by those who are less mobile; some of the new residents may be disabled. This improvement is not sufficiently linked to the development itself to insist upon it but the idea will be explored with the applicant.
- 8.10 The car and cycle parking arrangement is satisfactory. The new site access is satisfactory in principle but to comply with current standards a pedestrian visibility splay is wanted which will require the boundary fence to be moved slightly. In addition the existing long dropped kerb on the frontage will need to be changed to normal footway for pedestrian safety. Subject to conditions the proposal complies with core policy 7 transport.

PART C: RECOMMENDATION

9.0 **Recommendation**

Delegated to Planning Manager for approval, subject to consideration of outstanding consultee comments and further drainage details and alteration of or addition of related conditions .

10.0 **PART D: LIST OF CONDITIONS**

1. The development hereby permitted shall be commenced within three years from the date of this permission.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

Site Location Plan A3 PL01
Existing Site Plan A1 PL02
Proposed Site Plan A1 PL03
Proposed Ground Floor Plan A2 PL04
Proposed First Floor Plan A2 PL05
Proposed Second Floor Plan A2 PL06
Proposed Roof Plan A2 PL07
Proposed East & West Elevations A2 PL08
Proposed North & South Elevations A2 PL09

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

3. Details of external materials and samples of brick/slate to be used on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before development is commenced on site and the development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

4. The development shall not commence until details of a lighting scheme (to include the location, nature and levels of illumination has been submitted to and approved in writing by the Local Planning Authority and the scheme shall be implemented prior to first occupation of the development and maintained in accordance with the details approved.

REASON To ensure that a satisfactory lighting scheme is implemented as part of the development in the interests of residential and visual amenity and to comply with the provisions of Policy EN1 of The Adopted Local Plan for Slough 2004.

5. No flat shall be occupied until the bin store shown on the approved drawings has been constructed and is available for use. It shall be retained at all times in the future for this purpose.

REASON In the interests of visual amenity of the site in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

6. Development shall not commence until a detailed surface water drainage and flood alleviation scheme has been submitted to and been approved in writing by the local planning authority. The flats shall not be occupied until the drainage and alleviation scheme has been implemented as approved. The scheme shall include a flood water and surface water retention/attenuation ponds within the site.

REASON In the interest of sustainable development and reducing flood risk.

7. No development shall commence on site until a detailed landscaping and tree planting scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the trees and shrubs to be retained and/or removed and the type, density, position and planting heights of new trees and shrubs.

The approved scheme shall be carried out no later than the first planting season following completion of the development. Within a five year period following the implementation of the scheme, if any of the new or retained trees or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed in the landscaping tree planting scheme by the Local Planning Authority.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

8. No development shall commence on site until details of the proposed boundary treatment including position, external appearance, height and materials have been submitted to and approved by the Local Planning Authority. The development shall not be occupied until the approved boundary treatment is in place. It shall be retained at all time in the future.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

9. No development shall commence until details of the new means of access are submitted to and approved in writing by the Local Planning Authority and the access shall be formed, laid out and constructed in accordance with the details approved prior to occupation of the development.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions prejudicial of general safety along the neighbouring highway in accordance with Policy T3 of The Adopted Local Plan for Slough 2004.

10. No development shall commence until details of the alterations to the existing points of access between the application site and the highway have been submitted to and approved in writing by the Local Planning Authority and the access alterations shall be implemented in accordance with the details approved prior to occupation of the development.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway in accordance with Policy T3 of The Adopted Local Plan for Slough 2004.

11. No development shall commence until 2.4m by 2.4m pedestrian visibility

splays have been provided behind the back of the footpath on each side of the access and these shall be retained permanently kept free of all obstructions exceeding 900mm in height.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general pedestrian safety along the neighbouring highway in accordance with Policy T3 of The Adopted Local Plan for Slough 2004.

12. Prior to first occupation of the development, the vehicular parking, turning provision and cycle stands shall be provided in accordance with approved plans.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety on the local highway network in accordance with Policy T3 of The Adopted Local Plan for Slough 2004.

13. Development works shall not commence until a Phase 1 Desk Study has been submitted to and approved in writing by the Local Planning Authority. The Phase 1 Desk Study shall be carried out by a competent person in accordance with Government, Environment Agency and Department for Environment, Food and Rural Affairs (DEFRA) guidance and approved Codes of practices, including but not limited to, the Environment Agency model procedure for the Management of Land Contamination CLR11 and Contaminated Land Exposure Assessment (CLEA) framework, and CIRIA Contaminated Land Risk Assessment Guide to Good Practice C552. The Phase 1 Desk Study shall incorporate a desk study (including a site walkover) to identify all potential sources of contamination at the site, potential receptors and potential pollutant linkages (PPLs) to inform the site preliminary Conceptual Site Model (CSM).

REASON: To ensure that the site is adequately risk assessed for the proposed development and in accordance with Policy 8 of the Core Strategy 2008.

14. Phase 2 Intrusive Investigation Method Statement

Should the findings of the Phase 1 Desk Study approved pursuant to the Phase 1 Desk Study condition identify the potential for contamination, development works shall not commence until an Intrusive Investigation Method Statement (IIMS) has been submitted to and approved in writing by the Local Planning Authority. The IIMS shall be prepared in accordance with current guidance, standards and approved Codes of Practice including, but not limited to, BS5930, BS10175, CIRIA 665 and BS8576. The IIMS shall include, as a minimum, a position statement on the available and previously completed site investigation information, a rationale for the further site investigation required, including details of locations of such investigations, details of the methodologies, sampling and monitoring proposed.

REASON : To ensure that the type, nature and extent of contamination present, and the risks to receptors are adequately characterised, and to inform any remediation strategy proposal and in accordance with Policy 8 of

the Core Strategy 2008.

15. Phase 3 Site Specific Remediation Strategy

Development works shall not commence until remediation works have been carried out in accordance with a Site Specific Remediation Strategy (SSRS). The SSRS must first be submitted to and approved in writing by the Local Planning Authority. The SSRS shall, as a minimum, contain details of any additional site investigation undertaken with a full review and update of the preliminary Conceptual Site Model (CSM), the precise location of the remediation works and/or monitoring proposed, including earth movements, licensing and regulatory liaison, health, safety and environmental controls, and any validation requirements.

REASON : To ensure that remediation works are adequately carried out, to safeguard the environment and to ensure that the development is suitable for the proposed use and in accordance with Policy 8 of the Core Strategy 2008.

16. Remediation Validation

No development within or adjacent to any area(s) subject to remediation works carried out pursuant to the Phase 3 Site Specific Remediation Strategy condition shall be occupied until a full validation report for the purposes of human health protection has been submitted to and approved in writing by the Local Planning Authority. The report shall include details of the implementation of the remedial strategy and any contingency plan works approved pursuant to the Site Specific Remediation Strategy condition above. In the event that gas and/or vapour protection measures are specified by the remedial strategy, the report shall include written confirmation from a Building Control Regulator that all such measures have been implemented.

REASON: To ensure that remediation work is adequately validated and recorded, in the interest of safeguarding public health and in accordance with Policy 8 of the Core Strategy 2008.

17. During the demolition / construction phase of the development hereby permitted, no work shall be carried out on the site outside the hours of 08.00 hours to 18.00 hours Mondays - Fridays, 08.00 hours - 13.00 hours on Saturdays and at no time on Sundays and Bank/Public Holidays.

REASON To protect the amenity of residents within the vicinity of the site in accordance with the objectives of Policy EN26 of The Adopted Local Plan for Slough 2004.

INFORMATIVE(S):

1. Highway Matters

The applicant will need to enter into an agreement for works within the existing highway (footway reinstatement and crossover). (Minor Schemes)

Surface water must not drain on to the public highway from the site.

No water metres will be permitted within the public footway.

Identify existing utilities under or near the site before starting work. This not a comprehensive list : gas main near west boundary; foul sewer near north boundary; foul drain within the site serving residential property nearby.