

**LATE MATERIAL**

**DEVELOPMENT CONTROL COMMITTEE**

**3 APRIL 2019**

**LATE MATERIAL**

The following material has been received since the publication of the agenda for this meeting:

**Surrey House**

Housing Land Supply - Amendment to paragraph 61 and additional Appendix

**Former BBC Sports Ground**

Additional conditions and amendments and an additional informative



**Development Control Committee**  
**03 April 2019**

**Late Material**

**Ref: 18/12119/FUL– Surrey House**

Demolition of existing buildings to provide 2,072sqm commercial floorspace (Flexible Use Class A/D1/D2) & 311 residential units, along with associated communal amenity space, public realm improvements, servicing, plant areas & extended car park to provide 4 additional half decks. This application is accompanied by an Environmental Statement.

**Corrections to report:**

- Address: 34 SURREY HOUSE, 34 EDEN STREET

**Amendments to report:**

Paragraph 61

~~As the~~ The Council cannot demonstrate a 5 year supply of housing land as required by the NPPF 2019. The Council can identify a draft supply of 2.05 years housing land which equates to 41% of the 5 year housing requirement (see Appendix 1). As such the policies which are most important for determining the application are considered out of date (tilted balance) and the tests set out in paragraph 11d must be applied. These considerations should be given considerable weight in the assessment of this planning application. The issues of the tilted-balance is discussed elsewhere in this report.

**Appendix to report:**

Appendix 1 - Housing Delivery and Five-Year Housing Land Supply



## **Appendix 1 - 5 Year Housing Land Supply**

### **Housing Delivery and Five-Year Housing Land Supply**

Officers have reviewed Kingston's five-year housing land supply to provide information to support paragraph 61 of the committee report.

The National Planning Policy Framework (NPPF) 2019 requires local planning authorities to identify a supply of specific and deliverable sites sufficient to provide a minimum of five years worth of housing against their housing requirement set out in adopted strategic policies. The Council's current housing target is 643 net additional homes per annum, as set by the London Plan (2015). Guidance states that the supply of specific deliverable sites should in addition include a buffer of 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

The five-year housing target (before addressing recent delivery performance or the 20% buffer) is 3,215 units.

Monitoring of housing delivery and assessments of the Council's five-year housing land supply are usually undertaken based on the financial year time period.

Officers have reviewed the past three years of its housing delivery in assessing whether or not it has been consistently delivering against its housing targets. Housing completions over the last three years resulted in an under supply against the cumulative housing target. The Council must address this and has added the under supply figure to the five-year housing target, seeking to deliver this undersupply within the next five years.

The NPPF definition of deliverable sites are those which are "available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."

In preparing the five-year housing land supply, the following points should be noted:

- The sources of new housing identified within the five-year housing land supply include all types of housing - conventional and non-self-contained - sites with planning permission (that are not yet under construction) and those under construction.
- The data which included sites under construction was assessed for estimated completion dates, and also a check was undertaken for any completed developments (to be added to the previous housing delivery figures), e.g. building control records, Council Tax records, contacting developers of larger sites. No site visits were undertaken.
- The data which included sites with planning permission was assessed for estimated completion dates, in line with the NPPF guidance.

In summary the Council cannot demonstrate a five-year supply of housing land. It can demonstrate a draft supply of 2.05 years which equates to 41% of the five-year housing requirement.

**A2 18/15124/FUL - Former BBC Sports Ground****Description of Proposal:**

Demolition of existing derelict buildings, erection of a two storey building to provide essential welfare, changing, sports science and ancillary office facilities (Class D2). Erection of a single storey security building, security gate cabin and alterations to existing buildings to allow use for storage of groundsman's equipment (Class D2). Provision of CCTV, floodlighting, refurbishment/repair works to internal access roads, reconfiguration of car park and service layout. Pitch enhancement works consisting of 5no. full sized football pitches, 2no. goalkeeping training areas and 3no. fast feet training areas, including alterations to levels, pitch construction and subsoil, replacement drainage, ducting for services including under soil heating, pitch irrigation, associated fencing and ball stop netting, boundary treatments and hard and soft landscaping. All works are associated with the continued use of the site for sporting purposes (Use Class D2).

**Amendment to the Officer Report****Paragraph 63**

Reference to Personal permission for Fulham Football Club - shall be removed.

**Additional Condition**

1. This permission shall be personal to Fulham Football Leisure Ltd and shall not enure for the benefit of the land nor of any other person or persons for the time being having an interest therein.

Reason : The very special circumstances submitted in support of the application are specific to the applicant.

2. Prior to the beneficial occupation of the development hereby approved a Car Parking management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with approved plan.

Reason : In order to safeguard the amenities of the surrounding residential occupiers, to encourage sustainable modes of transport, and to safeguard highway safety and the free flow of traffic in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

**Amendments to planning conditions****Condition 2**

**Please include the following drawings**

Application Drawings

<b>Drawing Name</b>	<b>Reference</b>	<b>Amended Reference</b>
Location Plan	18403 - 300	N/A
Existing Site Plan	18403 -301	N/A
Existing Building Sheet 1	18403 - 302	N/A
Existing Building Sheet 2	18403 – 303	N/A
Proposed Site Plan	18403 - 304	18403 - 304 Rev B
Proposed Pavilion Building – Ground Floor Plan	18403 - 305	18403 – 305 Rev A
Proposed Pavilion Building – First Floor Plan	18403 – 306	N/A
Proposed Pavilion Building – Basement and Roof Plans	18403 -307	N/A
Proposed Pavilion Building - Elevations	18403 – 308	18403 -308 Rev B
Proposed Pavilion Building -Sections	18403 – 309	N/A
Existing and Proposed Site Sections A-A	18403 – 310	N/A
Existing and Proposed Site Sections B-B	18403 – 311	N/A
Existing Entrance Area Plan	18403 -315	N/A

Proposed Entrance Area Plan	18403 – 316	18403 – 316 Rev B
Proposed Security Entrance Building	18403 – 317	18403 – 317 Rev B
Proposed Groundsman's Accommodation	18403 – 318	N/A
Proposed Entrance Gates	18403 – 319	18403 – 319 Rev A

#### Landscape Plans

<b>Drawing Name</b>	<b>Reference</b>	<b>Amended Reference</b>
Landscape Planting Strategy	MA.3129.1000	MA.3129.1000 Rev B
Landscape Masterplan	MA.3129.1001	MA.3129.1001 Rev B

#### 3-D Visuals

<b>Drawing Name</b>	<b>Reference</b>	<b>Amended Reference</b>
3-D Pavilion Visuals	N/A	N/A
D&A 3-D Visuals	N/A	N/A

#### Amended Supporting Documents

<b>Document Name</b>	<b>Reference</b>	<b>Amended Reference</b>
Parking Management Plan	FMFC/18/4009/PMP05 (November 2018)	FMFC/18/4009/PMP05 (March 2019)

**Condition 11**

The flood lights shall be turned off within 15 minutes of the end of each session.  
**A session is defined as being the agreed hours of use of the training pitches.**

Reason: To safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

**Condition 14 and 15 - to be omitted and replaced with**

By the time the development hereby permitted is substantially complete, pedestrian/vehicular intervisibility splays shall have been provided, in accordance with a scheme which has been previously submitted to and approved in writing by the Local Planning Authority. Before the beneficial occupation of the development hereby approved the splays shall be provided and retained for the life of the development.

Reason: To maintain pedestrian/vehicular intervisibility in the interest of highway safety.

**Condition 27 to be amended**

The following details shall be submitted to and approved in writing by the Local Planning Authority, before the development commences: (a) boundary treatment, including walls, fences and gates, **and ball stop nets** (including their manufacturer's specification, colour and texture). The boundary treatment permitted shall be completed prior to use of the site **and retained for the life of the development.**

Reason: These details are required prior to commencement of development because the details would affect subsequent design of other elements of the scheme and must be agreed at the outset and to ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 27 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

**Additional Informative**

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.