Application No: 18/01689/FUL
Ward: Goresbrook

Reason for Referral to Planning Committee as set out in Part 2, Chapter 9 of the Council Constitution

This is a major/Be First application

Address: Former Sacred Heart Convent, 191 Goresbrook Road, Dagenham RM9 6XD

Development:

Alterations and external refurbishment works including replacement of north and south facing dormer windows in connection with the change of use of former Sacred Heart Convent (Class C2) to 9 x residential units (2 x studio flats, 4 x one bed flats, 2 x two bed flats and 1 x three bed flat) (Class C3), demolition of ancillary buildings and construction of 20 x residential units (4 x one bed houses, 7 x two bed houses, 8 x three bed houses and 1 x four bed houses) (Class C3) together with associated works

Applicant: London Borough of Barking and Dagenham

Summary:

This application seeks to convert the former Sacred Heart Convent, demolish its outbuildings and provide 29 residential units in the form of 9 flats in the old convent building and 20 new houses to the rear and side of the existing building.

The proposed development comprises 100% sub-market housing, with all units available at affordable rents (up to 80% of the market value). The scheme proposes a mix of 2 x studio, 4 x 1-bedroom, 2 x 2-bedroom and 1 x 3-bedroom flats in the converted Sacred Heart building, and a further 4 x 1-bedroom, 7 x 2-bedroom, 8 x 3-bedroom and 1 x 4-bedroom houses in the new build elements to the east and south of the convent building.

The former Sacred Heart Convent and its outbuildings were in use as a convent (Use Class C2) until 2012 when it was identified as surplus and sold in 2016 to London Borough of Barking and Dagenham. The 0.4 hectare site includes a three-storey convent building which is set back from Goresbrook Road. The site includes tree-lined paths around a courtyard to the rear.

As part of the renovation of Sacred Heart, it is proposed to repair external features with like-for-like materials and improve the thermal performance, as well as replace the 1960s dormer windows with smaller dormer windows. Internally, the historic features will be retained in the sub-division of the building to create residential flats.

The new residential buildings will be located around internal courtyards to the east of the existing building, and around a large communal amenity space to the rear. The buildings along Goresbrook Road are proposed at three storeys, and the rear buildings with barrel
roofs are proposed to be single storey, with accommodation in the roof space.

The site is covered by a site-wide Tree Preservation Order (TPO, no. 19). The submitted tree survey categorised 13 trees, 4 groups of trees and 3 hedges. The Tree Survey assessed 1 group of Strawberry trees as Category A (highest retention quality and value), 4 trees and 2 groups under Category B (moderate quality and value), and 9 trees, 1 group and 3 hedges under Category C (low quality and value).

Off-street vehicle parking is proposed on the north-western part of the site along Goresbrook Road. The vehicle and pedestrian access are proposed to be amended to create a one-way vehicle access road with two accesses and two pedestrian access points.

The energy strategy includes solar photovoltaic (PV) panels on the flat part of the roof of the Sacred Heart building and some of the new buildings with flat roofs. As a result of the proposed renovations, a large part of the carbon emission (CO\(_2\)) savings will come from the improvement of the existing building’s efficiency to keep flats warm and better insulated from the heat.

This proposed residential development would satisfy a number of the Borough’s and London Plan strategic objectives and policies: Strategic Objectives SO1, SO3, SO8, SO9 and SO12, Policies CM1, CM2, CR1, CR2, CR4, CP2 and CP3 of the Core Strategy; Policies BC1, BP3, BP8, BP11, BR2, BR3, BR4, BR5, BR10 and BR11 of the Borough Wide Development Plan; and Policies 3.3, 3.4, 3.9, 3.10, 3.11, 5.2, 5.4, 5.7, 5.13, 6.9, 6.10, 6.13, 7.2, 7.3, 7.4, 7.6, 7.8, 7.19 and 7.21 of the London Plan.

**Recommendation:**

That Planning Committee grant planning permission subject to the planning conditions listed below and the completion of a Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990 to secure 100% sub-market housing, an Employment and Skills Plan, payment of a Carbon Offset Contribution and payment of the Council’s legal costs.

**Conditions:**

1. **Time Limit**

The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. **Approved Drawings**

The development hereby permitted shall be carried out in accordance with the following approved plans:

SH_P_001 Site Location Plan Rev P04
SH_P_002 Existing Context Plan Rev P02
3. Details of External Materials

Prior to commencement of development details/samples of all materials to be used in the construction of the external surfaces, their finish and any resulting treatment of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.

Reason: Details of external materials, their finish and treatment are required prior to commencement of development because these have not been supplied already. These details are required in order to protect or enhance the character and amenity of the area in accordance with Policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

4. Hard and Soft Landscaping

No development above ground level shall take place until a scheme of hard and soft landscaping for the site, including details of materials, species and a planting schedule have been submitted to and approved in writing by the Local Planning Authority.

The scheme should include:
- Tree pit details to provide adequate protection to the trees adjacent to the car parking spaces;
- A detailed tree planting scheme that provides high quality replacements for the removal of the trees as part of this application. The proposed trees must provide an equal or higher value in biodiversity, amenity and screening. Specifically, a replacement of the G4 (three Strawberry) trees should be provided on site (as mature as is available), and where not available, like-for-like species to be provided instead;
- Consideration of opportunities for dedicated communal food growing beds within the communal amenity areas;
- Increase in soft landscaping for the private amenity and courtyard spaces than what is currently shown on plan No. SH_P_100 Rev 18.

The approved hard landscaping shall be carried out prior to the occupation of the development and thereafter permanently retained. The approved soft landscaping shall be
carried out in the first planting and seeding seasons following the occupation of the building or completion of the development, whichever is the sooner. Any plants which within a period of 5 years from the completion of the development die, are removed or become 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 any variation.

Reason: This information should be provided prior to the commencement of above ground works to safeguard and improve the appearance of the area in accordance with Policy BP11 of the Borough Wide Development Policies Development Plan Document and Policies 7.19, 7.21 and 7.22 of the London Plan.

5. Landscape Maintenance

No development above ground level shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation and the development shall be carried out in accordance with the approved schedule.

Reason: To secure the provision and retention of the landscaping in the interests of the visual amenity of the area and in accordance with Policy BP11 of the Borough Wide Development Policies Development Plan Document and Section 197 of the Town and Country Planning Act 1990.

6. Boundary Treatment

No development above ground level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position, design, materials and type of boundary treatment to be erected. No part of the development shall be occupied until the approved boundary treatment for that part has been provided. The approved boundary treatment shall be retained unless the Local Planning Authority gives prior written approval for its removal. Measures shall include fences that are wildlife friendly with hedgehog gravel boards at the bottom.

Reason: To ensure the boundary treatment protects or enhances the character and amenity of the area in accordance with Policy BP11 of the Borough Wide Development Policies Development Plan Document.

7. Recreation & Play Strategy

The development shall not be occupied until a recreation and play strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme should include details on how the courtyard areas will be managed, what kind of recreation is envisioned on the communal amenity areas to the front and rear of the development and should incorporate sufficient active play facilities for a range of ages. The development must provide active and passive play space at 10 sqm per child, where the majority of under 5s play space can be provided within private gardens and the remaining doorstep play space provided within the communal areas.

Reason: To ensure the amenity spaces are well-used and well-designed, in accordance with Policy 3.6 of the London Plan and the Mayor’s Shaping Neighbourhoods SPG.
8. Tree Protection

Before any works hereby permitted are commenced and until all such works are completed:

a) all trees to be retained shall be protected by secure, stout exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS.5837; and
b) any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No materials, supplies, plant or machinery shall be stored, parked or allowed access beneath the branch spread or within the exclusion fencing. Any trees that are damaged or felled during construction work must be replaced with semi-mature trees of the same or similar species.

Reason: To ensure that retained trees are identified prior to commencement of development and adequately protected during the construction phase in accordance with Policy CR2 of the Core Strategy and Policies BR3 and BP11 of the Borough Wide Development Policies Development Plan Document and Section 197 of the Town and Country Planning Act 1990.

9. Root Protection

No development shall be carried out until a method statement identifying the root protection areas of all trees on and around the site, and giving details of any works to be carried out within the root protection areas of the trees and the method to avoid damage to the trees during these works has been submitted to and approved in writing by the Local Planning Authority.

Reason: The method statement is required prior to commencement of development to ensure that retained trees are adequately protected during the construction phase in accordance with Policy CR2 of the Core Strategy and Policies BR3 and BP11 of the Borough Wide Development Policies Development Plan Document and Section 197 of the Town and Country Planning Act 1990.

10. Nesting Birds Survey

No vegetation or site clearance shall take place between 1 March and 30 September without a nesting bird survey being carried out by a suitably qualified ecologist no more than 2 days prior to commencement of the development.

If nesting birds are found, a strategy should be agreed with the Local Planning Authority to ensure the nesting birds are not disturbed by works taking place on the site.

Reason: The survey is required prior to commencement of the development to protect the ecology of the area as nesting birds may be present on the site and in accordance with Policy CR2 of the Core Strategy, Policy BR3 of the Borough Wide Development Policies Development Plan Document and Policy 7.19 of the London Plan.

11. Bird and Bat Boxes

The development shall not be occupied until bird nesting and bat roosting boxes have
been installed within or on the buildings or in any trees on the site in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The details shall accord with the advice set out in "Biodiversity for Low and Zero Carbon Buildings: A Technical Guide for New Build" (Published by RIBA, March 2010) or similar advice from the RSPB and the Bat Conservation Trust.


12. Bat Survey

No development shall take place on the Sacred Heart Convent building to be retained until a bat survey comprising a dusk emergence and dawn re-entry survey has been undertaken. An internal survey should also be carried out for all existing buildings prior to commencement of development. The reports should be submitted to and approved in writing by the Local Planning Authority. Any actions arising from the surveys shall be implemented prior to commencement of any relevant works.

Reason: The bat surveys are required prior to commencement of the relevant development to ensure that protected species are surveyed and mitigation measures proposed at an appropriate point in the development process in accordance with Policy CR2 of the Core Strategy, Policy BR3 of the Borough Wide Development Policies Development Plan Document and Policy 7.19 of the London Plan.

13. Access (Details)

The vehicular and pedestrian accesses to the site shall be constructed in accordance with the siting, size, dimensions and other details shown on drawing No. SH_P_100 P18 prior to the 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 adjoining highway and in accordance with Policy BR10 of the Borough Wide Development Policies Development Plan Document.

14. Car Parking (Implementation)

The car parking areas indicated on drawing No. SH_P_100 P18 shall be constructed and marked out prior to the occupation of the development, and thereafter retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and not used for any other purpose. The parking spaces should be clearly delineated with raised kerbs to avoid encroachment on surrounding footpaths and damage to trees.

Reason: To ensure that sufficient off-street parking areas are provided and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway in accordance with Policy BR9 of the Borough Wide Development Policies Development Plan Document.

15. Electric Vehicle Charging Points

Active electric charging points shall be provided for 20% of the car parking spaces shown on drawing No. SH_P_100 P18 and a further 20% shall be provided for passive electric
vehicle charging points. The spaces shall be constructed and marked out and the charging points installed prior to the occupation of the development, and thereafter retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and not used for any other purpose.

Reason: To encourage the use of electric cars in order to reduce carbon emissions, and in accordance with Policy BR10 of the Borough Wide Development Policies Development Plan Document and Policy 6.13 of the London Plan.

16. Cycle Parking (Details)

Details of the proposed cycle parking for residents shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. Cycle storage for residents should be safe and secure and provided in dedicated cycle storage units where possible, and provision should be made for short-term visitor cycle parking in the form of Sheffield stands. The approved scheme shall be implemented prior to the occupation of the development and thereafter retained permanently for the accommodation of bicycles of occupiers and visitors to the premises and not used for any other purpose.

Reason: In the interests of promoting cycling as a sustainable and non-polluting mode of transport and in accordance with Policy BR11 of the Borough Wide Development Policies Development Plan Document.

17. Future CPZ Permits

The residential occupiers of the proposed development shall not be eligible for a parking permit within any future adjoining Controlled Parking Zones (CPZ).

Reason: To prevent residential occupiers of the proposed development from taking up parking spaces in any future adjoining CPZs which are already in high demand by existing local residents in accordance with Policies BR9 and BR10 of the Borough Wide Development Policies Development Plan Document.

18. Highways Works

No above ground new development shall commence until the developer has submitted to the Local Planning Authority for approval in writing, in consultation with the Local Highway Authority, a scheme of highway works associated with the development. The approved works shall be carried out prior to the occupation of the development, or as otherwise agreed in writing with the Local Planning Authority, in consultation with the Local Highway Authority.

Reason: In the interests of highway safety and in accordance with Policies BR9 and BR10 of the Borough Wide Development Policies Development Plan Document.

19. Construction and Logistics Plan

Prior to the commencement of development a Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be designed to minimise deliveries of materials and export of any waste materials within the times of peak traffic congestion on the local road network. The Plan shall be implemented
in accordance with the approved details and thereafter maintained.

Reason: The Construction Logistics Plan is required prior to commencement of development in order to minimise the impact of construction on the free flow of traffic on the local highway network and in the interests of highway safety, and in accordance with Policy BR10 of the Borough Wide Development Policies Development Plan Document and Policy 6.3 of the London Plan.

20. Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

i. the parking of vehicles of site operatives and visitors;
ii. details of access to the site;
iii. details of how wildlife will be protected during the clearance and construction of the site;
iv. loading and unloading and the storage of plant and materials used in constructing the development;
v. the erection and maintenance of security hoardings including decorative displays;
vi. wheel washing facilities;
vii. measures to control the emission of noise, dust and dirt during construction;
viii. a scheme for recycling/disposing of waste resulting from demolition and construction works; and,
ix. details of a nominated developer/resident liaison representative with an address and contact telephone number to be circulated to those residents consulted on the application by the developer’s representatives. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development.

Reason: The Construction Method Statement is required prior to commencement of development in order to reduce the environmental impact of the construction and the impact on the amenities of neighbouring residents, and in accordance with Policy BP8 of the Borough Wide Development Policies Development Plan Document.

21. Construction Hours

No deliveries, external running of plant and equipment or construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 08:00 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with Policy BP8 of the Borough Wide Development Policies Development Plan Document.

22. Noise and Dust

The development shall not be commenced until a scheme specifying the provisions to be
made to control noise and dust emanating from the site during construction works has been submitted to, and approved in writing by, the Local Planning Authority. This scheme should include details of the construction methods to be employed and the equipment to be used. The works are to be carried out in accordance with the recommendations contained within British Standard 5228:2009 ‘Code of practice for noise and vibration control on construction and open sites’ (Parts 1 and 2) and the Mayor of London/London Council’s publication ‘The control of dust and emissions from construction and demolition, Best Practice Guidance’, 2006.

Reason: The Noise and Dust Scheme is required prior to commencement of development in order to reduce the environmental impact of the construction and the impact on the amenities of neighbouring residents in accordance with Policy BP8 of the Borough Wide Development Policies Development Plan Document.

23. External Lighting

A lighting strategy, for construction and occupation, should be provided prior to above ground development and approved in writing by the Local Planning Authority. The lighting strategy should seek to minimise upwards light and obtrusive light, and avoid light spill onto trees and bird and bat boxes. The lighting is to be designed, installed and maintained so as to fully comply with The Association of Chief Police Officers - Secured by Design publication “Lighting Against Crime – A Guide for Crime Reduction Professionals”, ACPO SPD, January 2011. The design shall satisfy criteria to limit obtrusive light presented in Table 1, page 25 of the guide, relating to Environmental Zone E3 – Medium district brightness areas - small town centre or urban locations. Any lighting, either temporary or permanent, along the site boundaries should be kept to a minimum and avoid an impact on birds and bats.

The relevant part of the development shall not be occupied until the approved scheme for that part of the development has been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of security and safety, to avoid light pollution and safeguard neighbouring amenity and in accordance with Policy BP11 of the Borough Wide Development Policies Development Plan Document.

24. Crime Prevention Measures

No development above ground level shall take place until a scheme showing the provisions to be made for external lighting, CCTV coverage, access control, and any other measures to reduce the risk of crime, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to provide a good standard of security to future occupants and visitors to the site and to reduce the risk of crime in accordance with Policy BP11 of the Borough Wide Development Policies Development Plan Document.

25. Accessible Housing - M4 (2)
Before occupation, all new build dwellings (other than the 3 wheelchair housing units identified in condition 26) shall be constructed to comply with Building Regulations Optional Requirement Approved Document M4(2) Category 2: Accessible and adaptable dwellings (2015 edition) as a minimum. Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: To ensure that accessible housing is provided in accordance with Policy 3.8 of the London Plan.

26. Accessible Housing - M4 (3) (Implementation of Scheme)

The three wheelchair units identified on the approved drawings shall be constructed to, or capable of easy adaptation to, Building Regulations Optional Requirement Approved Document M4(3) Category 3: (Wheelchair user dwellings) (2015 edition). Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: To ensure that sufficient accessible housing is provided in accordance with Policy 3.8 of the London Plan.

27. Accessible Parking Bays

The accessible parking bays indicated on drawing No. SH_P_100 P18; shall be clearly marked with a British Standard disabled symbol and permanently retained for the use of disabled persons and their vehicles and for no other purpose. If the need for more bays arises, car parking spaces within the development should be converted into accessible parking bays.


28. Renewable Energy (Implementation)

The renewable energy scheme indicated on Figure 7 of the Energy Statement shall be installed before the development hereby approved is occupied and shall be permanently maintained so as to provide energy for the development on a day-to-day basis for as long as the development remains.

Reason: In the interests of safeguarding the environment, to ensure that the development provides renewable energy in accordance with Policy BR2 of the Borough Wide Development Policies Development Plan Document and Policy 5.2 of the London Plan.

29. Energy Strategy

The development hereby permitted shall achieve as a minimum a 54% reduction in carbon dioxide emissions over Part L of the Building Regulations (2013), as proposed in the Energy Strategy by XCO2.
Reason: To ensure compliance with the proposed energy strategy in accordance with Policy 5.2 of the London Plan and Policy BR2 of the Borough Wide Development Policies Development Plan Document.

30. Surface Water Drainage (Implementation of Submitted Details)

No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To prevent an increased risk of flooding and to prevent pollution of the water environment and in accordance with Policy BR4 of the Borough Wide Development Policies Development Plan Document.

31. Archaeology Field Evaluation

a) No demolition or development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with the Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority.

b) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part a).

c) If heritage assets of archaeological interest are identified by Stage 1 then for those parts of the site which have archaeological interest a Stage 2 WSI shall be submitted to and approved in writing by the Local Planning Authority. For land that is included within the Stage 2 WSI, no development shall take place other than in accordance with the agreed Stage 2 WSI which shall include:

i. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and

ii. The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the Stage 2 WSI.

d) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part a), and if relevant under Part c), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Archaeology must be identified prior to the commencement of development to ensure that archaeological investigation is initiated at an appropriate point in the development process and that any areas of archaeological preservation are identified and appropriately recorded/preserved and the results published in accordance with Policies BP2 and BP3 of the Borough Wide Development Policies Development Plan Document and section 12 of the National Planning Policy Framework.

32. Water Efficiency

Before occupation the proposed dwellings shall comply with the water efficiency optional requirement in paragraphs 2.8 to 2.12 of the Building Regulations Approved Document G.
Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: To minimise the use of mains water in accordance with Policy 5.15 of the London Plan.

33. Air Quality Details

Details of mitigation or offsetting measures to meet the air quality neutral bench marks are to be submitted to and approved in writing by the Local Planning Authority and are to be implemented before the first occupation of the development hereby permitted.

Reason: To ensure that appropriate measures are taken to minimise the air quality impacts of new development and in accordance with Policy BR14 of the Borough Wide Development Policies Development Plan Document and Policy 7.14 of the London Plan.

34. Remediation Scheme

Following the approval of the Phase 1 Risk Assessment and Phase 2 Ground Investigation Reports prepared by Site Analytical Services, 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 must be prepared and is subject to the approval in writing of 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 scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

35. Remediation Scheme (Implementation)

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

36. Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be prepared in accordance with the requirements of condition 34 which is subject to the approval in writing of the Local Planning Authority.

Reason for Conditions 34-36: Contamination must be identified prior to commencement of
development 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 in accordance with Policy BR5 of the Borough Wide Development Policies Development Plan Document and Policy 5.21 of the London Plan.

37. Landscaping Remediation

A capping system, including the placement of “clean” topsoil, should be incorporated in areas of soft landscaping. Any buried plastic services should be protected.


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1. Introduction and Description of Development

1.1 The application site comprises 0.4 hectares with a roughly square shape and an existing vehicular access from Goresbrook Road. It is bounded by two-storey residential dwellings directly to the north, east and west, and a community building (Harmony House) to the south.

1.2 The site was formerly used by the Sacred Heart Convent. The existing, three-storey, neo-Georgian style convent building has local heritage value, and is on the Council’s Local List of Buildings of Special Architectural or Historic Interest.

1.3 The scheme proposes to retain the existing three-storey building, demolish its outbuildings and build new two-storey homes on the grounds to the east and south of the convent building. A total of 29 new London Affordable Rented residential units are proposed on the site, with car parking, cycle spaces, refuse storage and communal amenity space. The existing building is proposed to be converted into 9 flats, retaining many of its significant heritage features. Car parking is proposed to the front of the site, with new vehicular accesses, and two communal amenity spaces would be located to the front and rear of the convent building. The new buildings are designed around the large communal amenity space to the rear, whilst creating an additional two shared courtyards between the buildings to the east.

2. Background

Planning History

2.1 The former Sacred Heart Convent was constructed in the 1930s and sits in the middle of the site, significantly set back from the building line along Goresbrook Road. The building was in use as a convent until 2012 (Use Class C2). The site
was sold to London Borough of Barking and Dagenham in 2016 and has since been occupied by property guardians.

2.2 The site’s relevant planning history is listed below.

15/01423/FUL: Construction of a two-storey side and rear extension remodelling of front and rear dormer windows in connection with conversion of the existing building to provide a 60-bedroom elderly persons care home. Application approved.

13/00624/FUL: Demolition of existing convent building and construction of 20 semi-detached houses. Application refused and dismissed on appeal.

Site Context

2.3 The site is located on the south side of Goresbrook Road, in the southern part of the Becontree Estate, with separate existing vehicle and pedestrian access points. It is surrounded by two-storey houses to the west, north and east. Harmony House to the south of the site is a community centre and church. Local amenities, leisure facilities, services and supermarkets are located to the south of the site on Cook Road and to the east in the Goresbrook Road neighbourhood shopping centre.

2.4 The existing, three-storey convent building was built in the 1930s in neo-Georgian style with red and plum brick, a hipped roof and chimneys. The building is on the Council’s Local List of Buildings of Special Architectural or Historic Interest (a non-designated heritage asset). Notable features include the Cupola affixed with a crucifix, the chapel, wooden floor boards, wooden panelled wall and staircase features. The original layout included the chapel, dining room, meeting rooms, kitchen and bathroom facilities at ground floor level with 20 single bedrooms and shared kitchen and bathroom facilities at first and second floor levels.

2.5 The site falls within a Tier 2 Archaeology Priority Area and the existing trees are subject to a Tree Preservation Order (TPO).

2.6 The site is designated as Flood Zone 1 on the Environmental Agency Flood Map. It therefore has a low probability of flooding.

2.7 The public transport accessibility level (PTAL) rating is 0, where 0 is the lowest and 6b is the highest. The closest bus routes include 173 and 287 on Cook Road (600 metre walk), and 173, 174, 175 and 673 on Heathway (800 metre walk). Rail links include Becontree Underground Station (District line, 1.2km walk) and Dagenham Dock National Rail Station (C2C services, 1.3 km walk). The site is 1.2 km walk from the nearest District Centre – Dagenham Heathway. These routes provide access to Barking, Rainham, Fenchurch Street, Essex, Becontree Heath, Rush Green, Dagenham Ford’s and Beckton.

2.8 Part of the Sustrans National Cycle Network route 13 passes adjacent to the development via Goresbrook Road.
3. Consultations

Publicity

3.1 37 properties within the wider area were consulted by individual letter. Two site notices were displayed on the gates outside of the Convent on 3 October 2018 and a press notice was published in the Barking and Dagenham Post on 10 October 2018.

3.2 1 objection and 1 comment have been received. The responses have been summarised below.

3.3 One local resident enquired how to get a flat or house when the development is built.

Officer Note: The dwellings will be transferred to the Council’s housing company, Reside, following completion.

3.4 A second local resident provided the following comments:

- Support the conversion of the convent building for flats;
- Objection to construction of houses on land that could be used for parking or gardens for the flats;
- Issues of parking on Goresbrook Road. The development would exacerbate this problem;
- The proposed design is not in keeping with the ‘flow of the convent, nor the area, but have a resemblance to a Hobbit House’.

3.5 In summary, this committee report deals with the following issues in the sections below:

- Principle of residential within the grounds of the convent;
- Car parking; and,
- Proposed design of the houses.

Historic England - Greater London Archaeology Advisory Service (GLAAS)

3.6 GLAAS reviewed the proposals and welcome the retention of the locally listed building as the heritage value of the convent should be considered as part of the planning decision.

3.7 In line with the Desktop Archaeology Assessment, GLAAS advised that the remaining development could cause harm to archaeological remains. They recommend field evaluation is undertaken to assess the necessary mitigation. A pre-commencement condition is recommended for the submission of a two-stage Written Scheme of Investigation.

Officer Note: This condition has been recommended as Condition 31 (Archaeology Field Evaluation).
Essex & Suffolk Water

3.8 Essex & Suffolk Water confirmed they do not have apparatus located in the proposed development and have no objection.

Metropolitan Police

3.9 The Designing Out Crime Officer (DOCO) confirmed that a meeting was held with the design team after the application was submitted. The DOCO stated that regarding units 1, 3 and 4, some boundary treatment should be incorporated between the footpath and units’ doors and windows. Furthermore, the cycle storage should be lockable and secure, and not be visible from the public realm.

3.10 The officer was satisfied that most of the recommendations could be incorporated and recommended that a suitable condition is added to achieve secure by design standards, ideally achieving a Certificate of Compliance.

*Officer Note:* A condition has been recommended to submit a scheme for crime prevention measures under Condition 24 (Crime Prevention Measures). It is considered that this is sufficient to achieve a scheme that is secure, without the need to achieve a Certificate of Compliance. However, the applicant has confirmed the detailed design will aim to achieve a ‘Silver’ level of compliance, where possible.

Arboricultural Officer (Trees)

3.11 The Tree Officer stated that the trees’ value is in their collective around the site. The officer had provided advice on the site’s trees from an early point, recommending that the three Category A Strawberry Trees (*Arbutus unedo*) were worth retaining for their biodiversity, amenity and cultural value. With an estimated age of 80-120 years, the trees have a lifespan of 100-400 years, and function well as a screening hedge line along the western boundary of the site. Strawberry trees are not native to the UK but they are widespread naturally in parts of Ireland (mainly a Mediterranean tree and likely require more Mediterranean conditions for them to reach their real size and age potential). The Tree Officer stated that the Category A trees are the strongest trees worth retaining, largely due to their infrequency in the Borough and the architecturally interesting feature they provide on the site. As these trees are on a boundary, they present a lower constraint on the land use and could be included with the forethought in the design as a small, screening hedgeline; they grow close enough together to do so.

3.12 As the majority of existing trees are proposed to be removed, the new design must allow recompense. The officer would prefer to see open space at the front utilised to show off new trees with public amenity to the road rather than space at the back. There is little of individual value for trees on the site, but it is still a large loss of open green and trees in one go. There must be a good landscape plan presented in green space retained within this site, visible from the Highway.

*Officer Note:* The strawberry trees are proposed to be removed, despite early advice from the Tree Officer. A condition has been included to request a high quality tree planting scheme that includes the replanting of the strawberry trees,
where available, and otherwise replaced with like-for-like species (Condition 4 (Hard and Soft Landscaping)).

Transport Development Management (TDM)

3.13 The TDM Officer is satisfied with the proposals, following some amendments and clarifications. The vehicle tracking and landscape layout was amended to accommodate sufficient space for fire trucks. The management strategy for the parking spaces (first come first served) was found acceptable. A suitable condition was recommended to ensure the proposed access arrangements outside the site are implemented via a separate highways agreement (Section 278).

**Officer Note:** A highway works condition (Condition 18) is proposed.

Access Officer

3.14 The Access Officer provided comments to ensure that the proposed development maximises the accessibility of individual residential units and communal areas, including recommendations on the internal fit-out. Some issues regarding the compliance of Building Regulations Part M(4) were raised. The applicant has confirmed that these will be picked up in the detailed design stage of the development.

Urban Design

3.15 The Urban Design Officer provided an overall positive response to the application. The proposed architectural style and urban design of the scheme is supported. Some concern is raised around the rear boundary relationship with the southern units, which appear to create an awkward relationship in terms of the building line and amenity space.

**Officer Note:** These concerns have been addressed through amendments in the layout of the development.

Environmental Health Officer (EHO)

3.16 The EHO concurred with the conclusion in the Phase 1 and 2 Ground Investigation Reports. The EHO recommended a condition is included for the placement of clean topsoil in areas of landscaping and protection of buried plastic services to safeguard the amenity of residents.

3.17 The application should comply with the air quality neutral requirements for major developments, in line with the London Plan. Further details should be submitted in a planning condition to mitigate and/or offset any air quality impacts.

**Officer Note:** Suitable contamination conditions have been recommended under Conditions 34 to 37. An air quality condition has been recommended under Condition 33.
4. **Local Finance Considerations**

4.1 As the proposed development comprises 100% sub-market housing, it would qualify for full Social Housing Relief under Section 49 of the Community Infrastructure Levy Regulations 2010 (as amended) subject to an acceptable application for relief being submitted and approved prior to commencement of development.

5. **Analysis**

5.1 **Principle of Use**

5.1.1 The site is not allocated for any type of development. Be First is bringing forward the site for residential uses on behalf of the London Borough of Barking and Dagenham.

5.1.2 The proposed residential units will be let through the Council’s housing company, Reside, on affordable rents at up to 80% of the market rate. The scheme therefore proposes a 100% sub-marketing housing scheme which will help boost the supply of sub-market housing in Barking and Dagenham.

5.1.3 The principle of converting the former Sacred Heart Convent from Use Class C2 (residential institutions) to Use Class C3 (residential dwellings) is acceptable as the former convent building has been empty since 2012. The site will provide sub-market housing which will help deliver the current housing target for Barking Dagenham of 1,236 new homes annually between 2015 and 2025. It would satisfy a number of the Borough’s and London Plan strategic objectives and strategies: SO1, SO8, Policies CM1, CM2 of the Core Strategy, Policy BC1 of the Borough Wide Development Plan, and Policies 3.3, 3.4 and 3.9 of the London Plan.

5.2 **Sub-market Housing**

5.2.1 This development proposes 100% affordable rented homes (29 units in total at up to 80% of market value). The scheme will satisfy the needs of a range of household sizes, including 34% 1-bedroom units/studios, 31% 2-bedroom units, and 35% 3+-bedroom units. The site forms part of the Council’s programme to deliver 50,000 new homes in the next 20 years. The delivery of sub-market housing on the site is part of a portfolio of sites being brought forward, which aims to deliver half of the units at sub-market rents and tenures across all sites. The tenure mix on this site is considered to be acceptable.

5.2.2 The development provides 34% family housing which is slightly short of the 40% family housing which is generally expected in policy CC1 of the Core Strategy. However, the proposed units will provide high quality accommodation for larger households, especially in the units that are larger than the Mayor’s minimum space standards. It is also accepted that the proposal to refurbish the locally listed building is a significant benefit to the site but creates a constraint in delivering sufficient family housing with dedicated private amenity space as the existing building does not feature balconies and it is considered to be inappropriate on design grounds to include them.
5.2.3 The principle of providing a singular, affordable tenure on this site within the wider portfolio for 50,000 new homes is considered acceptable, in line with Draft Policy H5 of the London Plan. The development would provide a range of homes that would meet the requirements of households in need. It would satisfy a number of the Borough’s and London Plan policies: BC1 of the Borough Wide Development Plan, and Policies 3.10, 3.11 and Draft Policy H5 of the London Plan.

5.3 Design

5.3.1 Policies CM1 and CP3 of the Core Strategy and Policy BP11 of the Borough Wide Development Policies DPD set out the principles which should be applied to the design and layout of new development in order to avoid harm to the character of the local area.

Layout, Height, Scale and Massing

5.3.2 The safeguarding and re-use of an important locally listed building is welcomed, and the retention and restoration of existing architectural features that are integral to the existing building are key.

5.3.3 All of the new build houses will be a maximum of two storeys in height. In addition, the use of barrel roofs (within which the first floor of accommodation is located) reduces the proposed massing and ensures that the new units will be shorter than the existing residential properties. The two-storey buildings are sized to allow the convent building to retain its prominence, and their layout generally helps retain the building’s overall visual quality and its local distinctiveness. The proposed scale and massing comprising of two-storey terraced blocks around the perimeter of the site is considered acceptable and achieves an appropriate relationship with the existing building and neighbouring properties in the surrounding area. The proposed two-storey buildings along Goresbrook Road will be located in front of the Sacred Heart Convent on the green space to the north-east of the existing buildings. This is considered acceptable as the proposed buildings will roughly follow the established building line by neighbouring dwellings and will respect the setting and views of the Sacred Heart Convent.

5.3.4 The relationship with the southern boundary is tight. Following officer comments, the southern buildings were moved north by 1 metre to ensure a better depth of rear garden. This has ensured the gardens are in line with the Mayor’s minimum depth for private amenity space.

5.3.5 Following officer comments, the pedestrian access point from Goresbrook Road has been amended to retain the existing access point. This ensures that an important view and appreciation of the setting of the locally listed building is retained, and it will increase legibility of the main entrance. Overall the layout is considered to strike a suitable balance between achieving permeability through the site and a sense of enclosure within.

Appearance

5.3.6 The only external change proposed to the Sacred Heart building is the removal of the intrusive 1960s dormer windows and replacement with smaller dormers which will be more in-keeping with the neo-Georgian style of the building. Key external
features such as the windows, cupola and door frames of the convent will be repaired and/or replaced where in need of maintenance.

5.3.7 The new build units have been arranged around a series of courtyards and gardens, to create communal open spaces. This creates a modern, domestic character. A rustic brick will be used throughout the new houses to complement the former convent building and surrounding residential properties. To bring variation and interest to the design, the north-facing elevations will be constructed with a waved parapet, hiding a flat roof and photovoltaic (PV) panels, while the east and west-facing facades will have barrel roofs and dormers. The proposed barrel roofs will be finished in a green patina copper, linking to the existing cupola on the convent building.

5.3.8 The waved parapet roof design and circular window features on the southern boundary block provide a suitable distinction between the ‘old and new’ adding character and identity to the new buildings which will contribute towards creating a sense of place. Similarly, the distinctive barrel roofs and projecting dormer windows on the eastern and western blocks add character and interest. The arched entrances facing the central courtyard are suitably proportioned and provide a strong architectural feature.

5.3.9 The large recessed window openings alongside the more playful quirky elements appear to be well-considered and the focus should be on the smaller details with the existing building remaining the grander architectural statement. The use of traditional brick alongside copper cladding on the dormer windows and barrel roofs is considered acceptable and would appear suitably sympathetic to the existing building whilst also providing a high quality contemporary finish.

5.3.10 The quality of materials and architectural detailing is key given the modern form of the new buildings which should complement the existing building and the surrounding context. Physical samples should be provided in order to gain a better understanding of how the proposed external finishes will work together and a suitable condition has been recommended (please refer to Condition 3 (External Materials).

Internal Design

5.3.11 The design of the refurbished convent building is generous, retaining key historical features such as the staircase, oak panelling, parquet flooring and vaulted ceiling in the chapel. Some of the layouts include quirky features in an attempt to retain such features, such as ‘island’ bathrooms.

5.3.12 All units are dual or triple aspect in accordance with London Plan guidelines, with the primary aspect of the terraces to the east and west facing the communal garden thereby avoiding any undue overlooking. The Sunlight and Daylight report confirms that all windows pass the required Building Research Establishment (BRE) tests.

5.3.13 The scheme proposes high quality units that will have good internal daylighting and meet, but in many cases generously exceed, the minimum space standards.
Neighbouring Amenity

5.3.14 This is a suburban site, with a degree of mutual overlooking between the site and surrounding residential properties at present. A separation distance between residential dwellings is not set by local policy. The London Plan SPG for Housing references that a separation distance of 18-21 metres was often considered a reasonable yardstick. However, it also states that adhering rigidly to these distances can limit the variety of urban spaces and housing types and can sometimes unnecessarily restrict density. The closest separation distance is with the existing bungalow to the east, at 11.5 metres from the nearest proposed unit. The existing hedges will be cut back but will largely be retained along the eastern boundary which will provide an element of screening. Further distances are wider, with around 15 metres along the eastern boundary and 26 metres between the western neighbours and the new build houses. On balance, it is considered that the amenity of neighbouring properties is unlikely to be impacted significantly in terms of overshadowing and overlooking.

Design Conclusion

5.3.15 The proposed design strategy would satisfy a number of the Borough’s and London Plan policies and strategic objections: SO3 and Policies CP2 and CP3 of the Core Strategy, Policies BP8, BR9 and BR11 of the Borough Wide Development Plan, and Policies 7.2, 7.3, 7.4, 7.6 and 7.8 of the London Plan.

5.4 Landscaping and Amenity Space

5.4.1 The landscaping scheme has not been developed as part of the planning submission and is expected to be submitted as part of a planning condition.

5.4.2 No play space has been proposed for this scheme at this point. A minimum of 324m$^2$ of play space should be provided, in line with the Mayor’s requirement for 10m$^2$ per child (using the child yield calculator). This should be focused on the rear amenity space, with active and passive play features, considering different age groups. Most play space for the youngest children (under 5 years old) can be provided in rear gardens as doorstep play, however the rest must be provided in the communal areas for the benefit of all future children.

5.4.3 Residents in the locally listed building will also have access to the communal amenity spaces. It is considered that private amenity space in the form of balconies is not suitable for this building in order to retain its historic features.

5.4.4 Most residents in the new build houses will have access to private amenity space, in the form of rear gardens or terraces. Whilst the rear gardens for many units do not comply with the Local Plan external amenity standards for 2 bedroom houses of 50m$^2$ or 3 bedroom houses of 60m$^2$, it is considered that the communal amenity spaces have potential to be well-used and provide a meaningful amenity space for residents. Officers requested that access to the first floor terraces was changed from the units that have gardens along the eastern boundary, to Units 4 and 6 to ensure they have access to a larger private amenity area.

5.4.5 The central communal amenity space (411m$^2$) to the rear would function as the primary amenity area for residents, to provide a high quality space in terms of
landscaping and features. The rear amenity space will receive good levels of sunlight, which will enable a mixture of activities to take place throughout the year.

5.4.6 A communal amenity space (262m²) has been provided to the north as well, and would function predominantly to provide a setting to the locally listed convent and the new dwellings. It is unlikely that residents will use this space to sit and enjoy, however it is recommended that the function of this space is further developed through the landscaping and recreation strategies.

5.4.7 The houses to the east are designed around two courtyard spaces (northern space: 53m² and southern space: 121m²). The overshadowing report shows that the courtyards will receive sunlight; during the Spring equinox the space will predominantly receive sunlight in the northern areas. Further soft landscaping should be added to the courtyards and opportunities for seating and communal planting (horticultural or food growing) could be considered for these spaces. Officers consider that these spaces may be underutilised, therefore it is recommended that a recreation strategy is submitted as part of the planning conditions to provide a detailed proposal for how these spaces will be landscaped, used, managed and maintained.

5.4.8 The total usable communal amenity space is 847m². The total communal amenity space including the footpaths and circulation areas between buildings but excluding the car parking area and the vehicle access road areas is 1,275m². The total of 1,473m² of amenity space (847m² of communal and 626m² of private) complies with the minimum amenity requirement of 1,225m² for this proposed mix of residential units.

5.4.9 In summary, a recreation and play space strategy condition has been recommended to provide full details of the landscaping scheme specifically aimed at ensuring the communal amenity spaces are fully utilised for recreation and play.

5.5 Transport

5.5.1 The application site has a poor Public Transport Accessibility Level rating of 0. This means that the access to public transport is low compared with other areas of the Borough. In terms of other sustainable modes of travel which will be available to any prospective occupiers of the development, part of the Sustrans National Cycle Network route 13 passes adjacent to the development via Goresbrook Road.

5.5.2 Policy BR9 of the Borough Wide Development Policies DPD follows the guidance set out in London Plan Policy 6.13 with respect to parking. The applicable maximum residential parking standard in the Parking Addendum of the London Plan is less than 1 space per unit for a scheme with a proposed density of 72 units per hectare (and 247 habitable rooms per hectare).

5.5.3 16 car parking spaces are proposed to the front of the development, of which 3 are accessible spaces. The accessible parking bays condition has been worded to ensure that car parking spaces are converted into accessible spaces if the need arises for more. This will be managed by Reside. The parking ratio to proposed units is 0.55.
5.5.4 A Parking Stress Survey was undertaken during the nights of 11, 12 and 15 September 2018 at 1am. The surveys were done on two weekday nights and a weekend night within 200 metres of the site. The survey found that the average capacity of surrounding streets is 83%, with 31 available parking spaces. Whilst it is considered that occupancy above 80% is normally ‘at capacity’, there would be a potential need for only 13 parking spaces if all units had a car. The transport consultants considered the area would have sufficient capacity to accommodate these vehicles.

5.5.5 Whilst the ratio is low for a development in an area with poor public transport accessibility (PTAL 0), it is considered that the parking survey provides suitable evidence that there is sufficient on-street parking available. A condition has been proposed to prevent any future occupiers from a parking permit if a Controlled Parking Zone (CPZ) is implemented in this area.

5.5.6 Cycle parking is provided within the gardens of the new build units, where appropriate. Sufficient cycle parking is provided, in line with the adopted London Plan standards of 1 space per studio/1-bedroom and 2 spaces for 2+-bedroom units. However, it has been requested that lockable, secure cycle parking is provided for units with gardens adjacent to the public realm. Details of all shared, secure cycle provision should be submitted via a planning condition.

5.5.7 The existing vehicle and pedestrian access will be removed. Two new vehicular access points will be created, with an additional pedestrian access. The proposed pedestrian access has been altered since the submission of the application to maintain the strong visual connection to the Sacred Heart Convent from the street. This would create a more legible design, in line with Policies CP2 and CP3 and will help ensure that the eastern pedestrian access point will become a secondary access, resulting in lower footfall along the habitable room windows of Units 1, 3 and 4.

5.5.8 The front gates are likely to be managed by a fob system. A one-way system for cars and fire/refuse trucks has been created to the front of the Sacred Heart building, around the shared amenity space. The Transport Development Management team have confirmed this is acceptable.

5.5.9 The proposed transport strategy would satisfy a number of the Borough’s and London Plan policies and strategic objections: SO3 and Policies CP2 and CP3 of the Core Strategy, Policies BR9 and BR11 of the Borough Wide Development Plan, and Policies 6.9, 6.10 and 6.13 of the London Plan.

5.6 Trees and Biodiversity

5.6.1 The Tree Survey and Arboricultural Impact Assessment (AIA) were submitted following the application submission. The Tree Survey identified 4 groups of trees and 13 individual trees, as well as three hedgerows. One group of trees has been categorised as A (highest value), with 4 trees and 2 groups falling within Category B, and the rest in Category C. The site contains a range of different species of different diameters and heights, including crab apple, lime, holly, sycamore, elder, cedar, birch, willow, and ash.
5.6.2 The application proposes to remove ten individual trees, three groups of trees and one hedgerow, including the group of Category A trees along the western boundary. The loss of the Category A trees is regrettable and should have been considered for retention from the outset when the scheme was first designed. The strawberry trees (Group 4) provide high biodiversity value, are estimated to be around 80 to 100 years old, with a long potential further life span, and provide a good screen to the adjacent dwellings on the western boundary. A Statement of Intent has therefore been submitted to provide an indication as to how the landscaping scheme will be dealt with, to replace the strawberry trees with the same species of trees or which like-for-like species could be considered.

5.6.3 With the removal of the Category A and B trees, it is considered that the replacement tree and planting strategy should provide a very high quality, diverse, native range of species that provide high biodiversity value on site. A detailed strategy with proposed species, age and location of trees will be secured via a condition.

5.6.4 Following submission of the application, officers requested that the trees located between the parking spaces were moved further back to avoid collisions with cars. The tree locations have been moved but the exact position should be assessed as part of the Landscaping Strategy (Condition 4 (Hard and Soft Landscaping)).

5.6.5 In terms of biodiversity, the Ecology Survey did not identify any protected species, except for seven protected and notable bird species. The site is also not located within the direct vicinity of any protected nature reserves. The Bat Survey found no evidence of bats on site and the Dusk Emergence and Dawn Re-Emergence Survey recorded no bats either. However, it is considered the survey undertaken was out of season and needs refreshing. A further survey should be undertaken at the start of the bat season before works can commence. Condition 12 (Bat Survey) has been included to safeguard any existing animals on the site, and to provide habitat-friendly landscaping in the proposed scheme.

5.6.6 Following the submission of a high quality landscaping plan via a planning condition, the development would satisfy a number of the Borough’s and London Plan policies and strategic objections: SO10 and Policy CR2 of the Core Strategy, Policy BR3 of the Borough Wide Development Plan, and Policies 7.19 and 7.21 of the London Plan.

5.7 Sustainability and Energy Matters

5.7.1 Policy 5.2 of the London Plan requires major developments to follow the Energy Hierarchy to reduce regulated and unregulated carbon dioxide (CO₂) emissions, which relate respectively to how the building is built and how the building is used. Residential applications submitted after 1 October 2016 should be zero carbon, resulting in no net release of CO₂ into the atmosphere from the development. Policy BR2 in the Borough Wide Development Plan further supports the requirement for zero carbon major developments and requires at least 20% of saving in CO₂ emissions to be met through the use of on-site renewable energy generation.

5.7.2 The proposed energy savings of the new build and refurbishment elements combined is 54% of CO₂ emissions against the Building Regulations Part L 2013
baseline. This includes a reduction of 69.3% emissions for the Sacred Heart building and 35.1% for the new build houses.

5.7.3 The Energy Report states that the Mayor’s Energy Hierarchy has been followed by reducing the CO\(_2\) emissions through:

- Be Lean: 0% improvements for the new build, and 63.7% for the refurbishment;
- Be Clean: 0% improvements across the site;
- Be Green: 35.2% improvements for the new build, and 5.6% improvements for the refurbishment.

5.7.4 Measures taken in the proposed development include improvements to the energy efficiency of walls, windows, roofs and floors in the existing building, broadly in line with Building Regulations Part L1B. Energy reduction measures within the new build houses have been proposed, however these reductions are limited due to the large number of outside walls and the need to ensure the houses will not overheat. As a result, a negligible/slight overheating risk was found for all representative unit types modelled.

5.7.5 Space heating will be provided by high efficiency gas boilers. On-site renewable energy production is proposed for lighting and small-scale energy use in the form of solar photovoltaic panels (PVs), with 18.8% CO\(_2\) reductions. PVs are proposed on the flat part of the roof of the Sacred Heart building (obscured from the street), the new buildings along Goresbrook Road, the houses along the southern boundary and the highest elements of the barrel roofs on the eastern side. Any excess PV power will be exported to the grid.

5.7.6 The proposed energy strategy ensures significant improvements to the building fabric will be achieved through the refurbishment of the Sacred Heart Convent. Less ambitious results are achieved on the new build element, just achieving 35% reduction in CO\(_2\) emissions through the renewable sourcing of energy alone. However, on balance, it is considered that the development is achieving reasonable levels of CO\(_2\) emission reduction with the proposed design which can be further offset through the carbon offset fund, to be secured through the Section 106.

5.7.7 The energy strategy would satisfy a number of the Borough’s and London Plan policies: SO9 and Policy CR1 of the Core Strategy, Policies BR2 and BP11 of the Borough Wide Development Plan, and Policies 5.2, 5.4 and 5.7 of the London Plan.

5.8 Flood Risk and Sustainable Urban Drainage

5.8.1 The site is in Flood Zone 1 and there is no risk of tidal and fluvial flooding, and low to negligible risk of pluvial, sewers, groundwater and reservoirs flooding.

5.8.2 Any major development should provide sustainable urban drainage, in line with the drainage hierarchy set out in London Plan Policy 5.13.

5.8.3 In terms of surface water, the Flood Risk and Sustainable Urban Drainage (SUDS) report confirms the site will not increase flood risk to the site itself or surrounding sites as a result of the increase in flood storage capacity and a net decrease in the
run-off rate. The total impermeable area on the existing site is 1,501m\(^2\) which would increase to 2,966m\(^2\) in the proposed scheme.

5.8.4 Following the Mayor’s hierarchy, rainwater harvesting should be considered within the landscaping strategy for use in the private and communal gardens (which would also be in line with London Plan Policy 5.15 to reduce the use of water). Infiltration strategies were found unrealistic, such as soakaways, ponds, swales and basins due to the London Clay and made ground formation of the ground. The development proposes to attenuate the surface water through permeable paving into a 208 cubic metre crate attenuation system, covering 210m\(^2\) of space under the car parking spaces and circulation space on the north eastern part of the site. Filter drains from roofs will be connected directly to this tank. Greenfield runoff rates of 1.78 litres per second will be achieved on the site, taking into account a 40% climate change allowance for a 1 in a 100 year storm event.

5.8.5 The proposed SUDS strategy is considered acceptable for the site and would satisfy a number of the Borough’s and London Plan policies: SO9, SO12, and Policies CR1 and CR4 of the Core Strategy, Policy BR4 of the Borough Wide Development Plan, and Policy 5.13 of the London Plan.

5.9 Archaeology

5.9.1 In terms of archaeology, the site is located within an archaeological priority area. The Borough Wide Development Policies DPD Policy BP3 requires assessments and evaluation of sites of archaeological interest to ensure new development has no adverse impact on any archaeological remains. In this regard, a desktop assessment Written Scheme of Investigation was submitted with the planning application identifying the risk of assets located within the development site.

5.9.2 As part of the consultation, Historic England (GLAAS) considered the proposal with reference to information held in the Greater London Historic Environment Record. They conclude that the site is close to finds of significant Roman remains and the development could therefore cause harm to the archaeological remains. A suitable condition has been recommended to undertake further field work to identify any archaeological remains on the site.

5.10 Contamination

5.10.1 The application included a Phase 1 and Phase 2 Geo-technical report on potential contamination at the site. The desktop study concluded the risk of contamination is low on the site as little to no industrial properties have been evident within the surrounding areas or on the site. The Phase 2 report outlined that the borehole samples taken on the site confirmed the ground conditions were consistent with the geological records and known history of the area. The ground is comprised of Made Ground up to 0.60m thickness, underlain by London Clay Formation. A potential contamination source is asbestos found in a borehole location. Recommendations in the reports include that areas of hardstanding will not need further remedial measures. For any soft landscaping areas, it is recommended that soils are excavated down to at least 0.6m and replaced with a layer of mesh, concrete, or geotextile with clean topsoil above.
5.10.2 In line with the report recommendations and Policy BR5 of the Borough Wide Development Policies DPD, a number of contamination conditions have been proposed to provide details on the remediation strategy and cover any unexpected contamination sources that may be found during construction works.

6. Section 106/Planning Obligations

6.1.1 The following heads of terms will be included in a Unilateral Undertaking:

- Secure 100% Sub-market Housing;
- Secure an Employment and Skills Plan (local jobs and provision of services and goods);
- Carbon offset contribution; and
- Payment of the Council’s legal costs associated with the preparation of the S106 Agreement.

7. Equalities Considerations

7.1 The Equality Act 2010 requires the Council to advance equality of opportunity in the exercise of its functions. In this respect, the scheme will be designed such that all new build units comply with the Building Regulations Part M4(2) ‘Accessible and adaptable dwellings’ standard. Units 4, 6 and 11 (10%) will comply with Part M4 (3) ‘Wheelchair user dwellings’, enabling easier access for people with disabilities or impaired mobility.

7.2 Units in the refurbished Sacred Heart building do not fall under these regulations. However, the scheme will be able to adapt Units 1-3 and 5-7 to comply with Building Regulations Part M4(2) in the refurbished building.

8 Conclusion

8.1 The proposed scheme is of a high architectural quality. The internal amenity for new residents is good, with units being dual or triple aspect and meeting, and in many cases exceeding, the minimum space standards. The retention of the important locally listed building is welcomed and the proposed refurbishment of the building into residential flats is supported. The different architectural styles proposed for the new build elements add character and identity to the site.

8.2 The landscaping proposal has not considered the retention of the high value strawberry trees on the western boundary which is regrettable. However, the proposal to replace the high number of trees to be removed with an extensive tree planting scheme should provide an equal, if not higher, quality landscape scheme on the site. Detailed proposals will need to be signed off by the Council through the recommended planning conditions.

8.3 On balance, it is considered that the proposal for 29 new affordable rented homes will make a meaningful contribution to the housing targets for Barking and Dagenham and will provide high quality affordable rented units.

8.4 This application has an officer recommendation for approval, subject to suitable conditions and a Unilateral Undertaking under S106 of the Town and Country Planning Act 1990.
Background Papers

- Planning Application File

Search 18/01689/FUL via: [http://paplan.lbbd.gov.uk/online-applications/](http://paplan.lbbd.gov.uk/online-applications/)

- Core Strategy (2010):
  
  Policy CM1 - General Principles for Development
  Policy CM2 – Managing Housing Growth
  Policy CR1 – Climate Change and Environmental Management
  Policy CR4 – Flood Management
  Policy CP2 – Protecting and Promoting Our Historic Environment
  Policy CP3 – High Quality Built Environment

  
  Policy BR2 – Energy and On-Site Renewables
  Policy BR3 – Greening the Urban Environment
  Policy BR4 – Water Resource Management
  Policy BR5 – Contaminated Land
  Policy BR9 – Parking
  Policy BR10 – Sustainable Transport
  Policy BR11 – Walking and Cycling
  Policy BC1 – Delivering Affordable Housing
  Policy BC7 – Crime Prevention
  Policy BP3 – Archaeology
  Policy BP8 – Protecting Residential Amenity
  Policy BP11 – Urban Design

- The London Plan (2016):
  
  Policy 3.3 – Increasing Housing Supply
  Policy 3.4 – Optimising Housing Potential
  Policy 3.9 – Mixed and Balanced Communities
  Policy 3.10 – Definition of Affordable Housing
  Policy 3.11 – Affordable Housing Targets
  Policy 5.2 – Minimising Carbon Dioxide Emissions
  Policy 5.4 – Retrofitting
  Policy 5.7 – Renewable Energy
  Policy 5.13 – Sustainable Drainage
  Policy 6.9 – Cycling
  Policy 6.10 – Walking
  Policy 6.13 – Parking
  Table 6.2 – Car Parking Standards
  Table 6.3 – Cycle Parking Standards
  Policy 7.2 – An Inclusive Environment
  Policy 7.3 – Designing Out Crime
  Policy 7.4 – Local Character
  Policy 7.6 – Architecture
  Policy 7.8 – Heritage Assets and Archaeology
  Policy 7.19 – Biodiversity and Access to Nature
Policy 7.21 – Trees and Woodlands

- Draft New London Plan

Draft Policy H5 – Delivering Affordable Housing

- Other Guidance:

  National Planning Practice Guidance
  Technical Housing Standards