PLANNING SUBCOMMITTEE
Thursday 29th July 2021

- ADDENDUM TO AGENDA –

Item 5.1 – 82 Pollards Hill North, Norbury, SW16 4NY - 20/03623/FUL

Paragraph 7.2 refers to the National Planning Policy Framework (NPPF) revised in February 2019. Since the drafting and publication of this report the NPPF has been further revised with the most up to date version being from July 2021. The principle changes relevant to this proposal include strengthened requirements on design quality and the use of trees in new developments. Officers are content that the amendments made to the NPPF do not alter the recommendation put forward which is to grant planning permission.

Amendment to condition 4:

Details of hard and soft landscaping including retaining walls, **details of play area and details of wildlife area**.

Amendment to paragraph 8.21, which should read as follows:

All of the proposed new units – 3 x 3 bedroom 5 person units and 1 x 4 bedroom 5 person unit and 1 4 bedroom 7 person unit would all comply with internal dimensions required by the Nationally Described Space Standards (NDSS).

Two additional representations received raising the following matters:

- Disputing that the site is not in an archaeological priority area. (Officer Comment: the site is not in an Archaeological Priority Area as set out in the Croydon Local Plan 2018).
- Drainage report is not available to view on the public register (Officer Comment: This has been checked and the Drainage Strategy was uploaded to the public register on 12th August 2020, a supplementary Drainage Strategy Layout Plan and Simulation Output was uploaded on the 4th June 2021. They have not been removed and remain available to view).
- The drainage solution to sink collecting tanks into the ground is expensive and requires regular monitoring. (Officer Comment: The drainage solution provided by the applicant has been assessed by the Lead Local Flood Authority and has been deemed acceptable subject to the imposition of a condition requiring finer details. This is an acceptable solution).

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