

## Planning Committee

Tuesday 8 November 2016

5.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

### Membership

Councillor Nick Dolezal (Chair)  
Councillor Lorraine Lauder MBE (Vice-Chair)  
Councillor Samantha Jury-Dada  
Councillor Hamish McCallum  
Councillor Michael Mitchell  
Councillor Darren Merrill  
Councillor Jamille Mohammed  
Councillor Adele Morris

### Reserves

Councillor Catherine Dale  
Councillor Helen Dennis  
Councillor Ben Johnson  
Councillor Sarah King  
Councillor Eleanor Kerlake

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

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#### Contact

Victoria Foreman on 020 7525 5485 or email: [victoria.foreman@southwark.gov.uk](mailto:victoria.foreman@southwark.gov.uk)

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: 31 October 2016



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# Planning Committee

Tuesday 8 November 2016

5.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

## Order of Business

Item No.	Title	Page No.
	<b>PART A - OPEN BUSINESS</b>	
	<b>PROCEDURE NOTE</b>	
<b>1.</b>	<b>APOLOGIES</b>	
	To receive any apologies for absence.	
<b>2.</b>	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the committee.	
<b>3.</b>	<b>NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT</b>	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
<b>4.</b>	<b>DISCLOSURE OF INTERESTS AND DISPENSATIONS</b>	
	Members to declare any personal interests and dispensations in respect of any item of business to be considered at this meeting.	
<b>5.</b>	<b>MINUTES</b>	
	To approve as a correct record the minutes of the open section of the meeting held on 11 October 2016.	<b>To follow</b>

<b>Item No.</b>	<b>Title</b>	<b>Page No.</b>
6.	<b>TO RELEASE £499,583.88 FROM SECTION 106 AGREEMENTS TO DELIVER PUBLIC REALM AND ENVIRONMENTAL IMPROVEMENT WORKS AT BURGESS PARK AND EDMUND STREET</b>	3 - 10
7.	<b>TO RELEASE £248,917.38 OF SECTION 106 MONIES TOWARDS IMPROVING ST MARY'S CHURCHYARD IN THE ELEPHANT AND CASTLE</b>	11 - 41
8.	<b>TO TRANSFER OF £11,507,000 FROM THE DEVELOPMENTS AT LAND ADJACENT TO LAMBETH COLLEGE AND POTTERS FIELD (A/N 560) AND NEO BANKSIDE (A/N 339A) TOWARDS THE COST OF PROVIDING 378 NEW AFFORDABLE HOUSING UNITS</b>	To follow
9.	<b>DEVELOPMENT MANAGEMENT</b>	42 - 46
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**ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.**

#### **EXCLUSION OF PRESS AND PUBLIC**

The following motion should be moved, seconded and approved if the committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

Date: 31 October 2016



## Planning Committee

### Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the committee.
3. The role of members of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the committee will then debate the application and consider the recommendation.

**Note:** Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.
6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.

8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants.
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

**The arrangements at the meeting may be varied at the discretion of the chair.**

**Contacts:** General Enquiries  
Planning Section, Chief Executive's Department  
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team  
Finance and Governance  
Tel: 020 7525 5485

<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 8 November 2016	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		To release £499,583.88 from section 106 agreements to deliver public realm and environmental improvement works at Burgess Park and Edmund Street	
<b>Ward(s) or groups affected:</b>		Faraday	
<b>From:</b>		Chief Executive	

## RECOMMENDATION

1. That planning committee agrees that the allocation of funds totalling £499,583.88 be released from the legal agreements associated with listed developments, to deliver public realm and environmental improvement works, as set out in paragraphs 7-17.

Permission Ref	Account No	Address	Amount
<a href="#">11/AP/4309</a>	620	Site bounded by Edmund Street, Southampton Way and Notley Street, London SE5	£355,864.38
<a href="#">14/AP/0764</a>	737A	Site at 184-188 Southampton Way and 5a Havil Street, London SE5 7EU	£41,671.57
<a href="#">14/AP/3276</a>	759	Wadding Street and Stead Street, London SE17	£102,047.93
<b>TOTAL</b>			<b>£499,583.88</b>

## BACKGROUND INFORMATION

2. Planning obligations are used to mitigate the negative impacts caused by a development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities. In order to achieve this, the council enters into a legal agreement with a developer whereby the developer agrees to provide planning contributions and/or enters into various planning obligations.
3. With rapid population increase forecast, it is expected that larger parks and those with good transport links, outside of the immediate vicinity, will increasingly become destination parks for residents in Southwark and even south east London.
4. This report seeks to allocate funding to support the Burgess Park West and Edmund Street enhancements projects. The proposals respond to feedback from the local community, councillors and local partnerships that the council should take a strategic approach to bringing separate historical section 106 legal agreements together, in order to deliver a holistic programme of public realm improvements.
5. The identified section 106 agreements will be shared between the two projects. This report is seeking to allocate approximately £390,000 towards improvements to Burgess Park and approximately £110,000 towards Edmund Street enhancements as follows:

6. The developer of the site at Edmund Street was obligated to complete highways works in and around their development site, but this did not extend along the full length of Edmund Street. The southern footway needs renewing to bring it up to Southwark's Streetscape Design Manual (SSDM) standards. This will enhance the pedestrian provision and maintain the continuity of the footway in the vicinity of the development site. This project will be delivered by the Highways team.
7. Burgess Park West is a park improvement project which includes works to the highway, including removal of a large section of road from within the park, and the addition of cycle Quietway routes inside the park that link to routes on the highway. This project will be delivered by the parks and leisure team.

## KEY ISSUES FOR CONSIDERATION

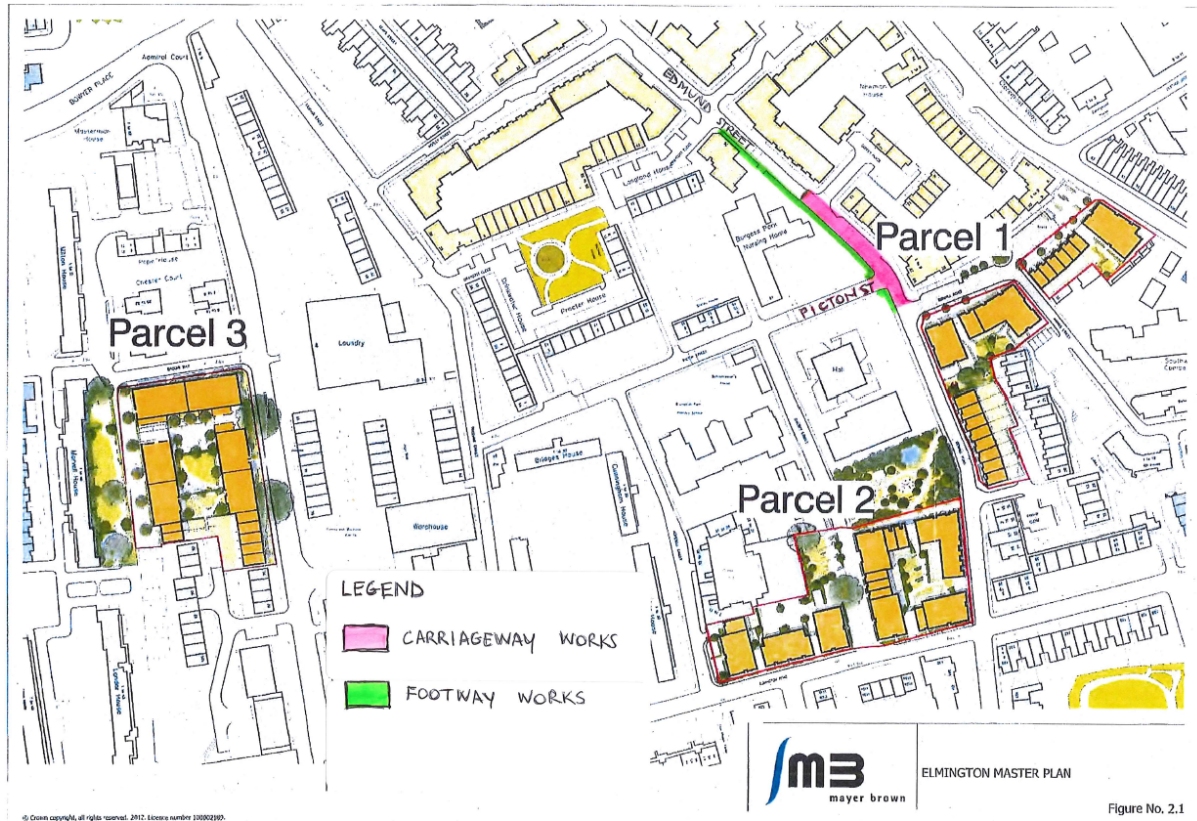
### Project 1: Burgess Park West



8. Burgess Park is a large park, occupying 56 hectares, located in a diverse and densely populated area of Southwark with high levels of deprivation, being within the 10% most deprived areas of the country
9. In 2012 the park reopened after a £9 million investment project, which improved the north and east of the park including new topography and hills, an extension of the lake, wildflower meadows, new play areas and barbeque areas.
10. The Burgess Park West project will deliver improvements to the south western section of the park, which was not included in the previous regeneration.
11. Plans include cycle quietways with lighting, a play area, a larger nature area, removal of a redundant section of New Church Road from inside the park and integration of additional sites that are not currently owned by the council.
12. Removal of New Church Road within the park will create 4,000m<sup>2</sup> more green space and will have a beneficial impact on the local sewer capacity in times of heavy rainfall. On average 2.5 million litres of surface water runoff would be saved per year from entering the sewer network and during a once in a lifetime storm approximately half a million litres would be removed from entering this network, reducing flood risk in the area.

13. Funding will also be used to install CCTV, to address the fear of antisocial behaviour, which was expressed by local residents during recent public consultation.
14. Construction at Burgess Park West is estimated to begin in May 2017.

## Project 2: Edmund Street enhancements



15. Edmund Street is part of cycle quietway route linking Crystal Palace to Elephant and Castle.
16. The condition of carriageway in some sections of Edmund Street needs to be improved to enhance the experience for cyclists using the quietway route. This will expand the area of highways already being resurfaced by Notting Hill Housing as part of their planning obligations for the development on Edmund Street.
17. Similarly, the footways in Edmund Street require resurfacing and enhanced crossing facilities beyond the extent of the works being completed by the developer. All highways works will be in accordance with Southwark's Streetscape Design Manual.
18. Construction of Edmund Street enhancements is due to begin in spring 2017.

## Community impact statement

19. This project will support the council's commitment to meet the needs of Southwark's diverse community.
20. Burgess Park's central location makes it a destination for all residents of Southwark. It is



within easy walking distance for many residents who live in Camberwell, Newington, Walworth, Bermondsey and Peckham.

21. The programme of projects is designed to enhance the attractiveness of Camberwell, Walworth and Peckham as places in which people choose to live and work. By implementing these environmental and community facility projects, the council is improving the environment and social sustainability of the community council area, providing high quality outdoor public places which local residents and workers can use, and which promote the potential for interaction. Improving interaction between different social groups enhances trust and creates the conditions to forge stronger networked communities.
22. An improved park with better facilities for both child and adult play and sport will improve quality of life for the residents of Camberwell by encouraging them to visit green spaces and use the facilities provided.
23. Advice has been sought from the crime prevention officer at the Metropolitan Police as to how the new design for Burgess Park West could have a positive impact by reducing antisocial behaviour.
24. Both projects will be designed to be fully accessible to all, without prejudice or discrimination.
25. The proposal has no impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
26. With the exception of those benefits identified, the proposals are not considered to have a disproportionate effect on any other community or group.

### **Consultation**

27. Public consultation for the Burgess Park West project, undertaken in December 2014 and January 2015, is summarised in the 'Burgess Park Southern Entrance Project, Initial Consultation Report 2014/15', which demonstrates the popularity of the Burgess Park West project, with the vast majority of respondents liking the concept designs.
28. In May 2015 the second public consultation for Burgess Park West was held. The results have been analysed and are available in the report 'Burgess Park Southern Entrance Project: Results of the second public consultation'. These results influenced the concept design proposals.
29. A third and final public consultation for Burgess Park West was held in May 2016.
30. The Burgess Park West design will require planning permission and statutory consultation will be carried out.
31. Local consultation is carried out before making any changes to the network.

### **Resource implications**

32. All costs arising from implementing the recommendations above will be met from the section 106 agreements attached to the planning permissions for the development sites.

33. The Burgess Park West project will be managed by the parks and leisure team working in close consultation with the Friends of Burgess Park, the BMX track operator and other key local stakeholders.
34. The Edmund Street project will be managed by the highways team, in conjunction with local stakeholders.
35. Both teams have extensive experience of the type of work in Southwark.
36. Staffing and any other costs connected with this recommendation are to be contained within existing departmental revenue budgets.

### **Policy implications**

37. The project will help deliver our Fairer Future Promises in making our borough a greener borough to live in.
38. Improving Burgess Park complies with strategic policy 11 contained in the core strategy; to improve, protect and maintain a network of open spaces and green corridors that will make places attractive, provide sport and leisure opportunities for a growing population and improve and protect habitats for a variety of wildlife.
39. Removing New Church Road from within Burgess Park and increasing the size of the nature area by 3,100m<sup>2</sup> (32%) complies with strategic objective 2F contained in the core strategy, to conserve, protect and enhance historic and natural places, including heritage assets and the wider historic environment, open spaces and biodiversity.
40. Improving Burgess Park including installation of a play area and adding cycle Quietway routes complies with strategic objective 1C contained in the core strategy, to encourage the community to be healthy and active by promoting good access to open space and nature and encouraging healthy lifestyles.
41. The Burgess Park West site is within easy walking distance for many residents of Camberwell. The council's open space strategy (2013) identifies Camberwell as an area with relatively high population density and high child density. Camberwell's park provision (area per population) is below the borough average and is expected to fall in the future as a result of population growth.
42. In the council's open space strategy (2013), Burgess Park is identified as being below average quality and above average value. The Burgess Park West project will improve the quality of the park.
43. Burgess Park is designated as metropolitan open land (MOL) and is therefore protected from development.
44. The London plan places heavy emphasis on improving the quality of, and access to, open space (policy 7.18) and play space (policy 3.6) in the higher density environment of Inner London.
45. The Burgess Park West project complies fully with council policy contained in the borough's transport plan and contributes to the objectives of the sustainable community strategy 2016 by making the borough a better place to be in and improving individual life chances.

46. Edmund Street enhancements also meets the following policy objectives, as detailed in the transport plan (2011):

- Policy 1.8 - Improve the walking environment and ensure that people have the information and confidence to use it
- Policy 1.10 – Improve the cycling environment and ensure that people have the information and confidence to use it.
- Policy 4.2 – Create places that people can enjoy
- Policy 5.1 - Improve safety on our roads and to help make all modes of transport safer
- Policy 5.4 – Seek to reduce vehicle speeds and educate and enforce against those who break speed limits
- Policy 5.6 - We will seek to create conditions where our roads are safe
- Policy 6.1 - Make our streets more accessible for pedestrians.

## SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

### Director of Planning

Permission Ref	Account No	Purpose	Principle Amount	Indexation/Interest
11/AP/4309	620	PRI	£209,250.00	£4,268.63
		TRA2	£139,500.00	£2,845.75
14/AP/0764	737A	PRI	£17,986.00	N/A
		TRA1	£11,694.90	N/A
		TRA2	£11,990.67	N/A
14/AP/3276	759	PRI	£40,500.00	£1,246.88
		TRA1	£31,500.00	£969.80
		TRA2	£27,000.00	£831.25
Totals			£489,421.57	£10,162.31
<b>TOTAL</b>				<b>£499,583.88</b>

47. The above mentioned developments secured £499,583.88, combined, in contributions towards public realm, site specific transport and strategic transport improvements. All £499,583.88 is currently unallocated and available.

48. The proposed allocation accords with the above mentioned agreements and would provide appropriate mitigation for the impacts of the specific and future developments.

### Director of Law and Democracy

49. Members of the planning committee are requested to authorise the release of funds totalling £499,583.88 from the three section 106 agreements listed in this report. The funds are required for public realm and environmental improvement works at Burgess Park and Edmund Street.

50. The decision to consider the expenditure of sums in excess of £100,000 is reserved to members of the planning committee in accordance with part 3F of the council's

constitution, paragraph 6.

51. The section 106 monies must be spent in accordance with:
- a) the terms of the specific section 106 agreements
  - b) the tests set out in Regulation 122 (2) a-c) of the Community Infrastructure Levy Regulations 2010 ('the CIL regulations') ) which provide that the planning obligation must be:
    - necessary to make the development acceptable in planning terms
    - directly related to the development
    - fairly and reasonably related in scale and kind to the development.
52. The three section 106 agreements listed in this report have been reviewed and it is confirmed that the proposed expenditure is in accordance with the terms of each agreement.
53. Members will note that the planned works have been subject to public consultation. Subject to members taking into account the requirements of the CIL regulations outlined above, it is confirmed that members may approve the expenditure.

**Strategic Director of Finance and Governance (CAP16/065)**

54. This report requests the planning committee to approve the release of £499,583.88 section 106 funds from the legal agreements listed in the body of this report, towards public realm and environmental improvement works at Burgess Park and Edmund Street.
55. The director of planning has confirmed the section 106 funds required to deliver this project is available and the proposed expenditure is considered to accord with the terms of the section 106 agreements.
56. The strategic director of finance and governance notes the council has received the related section 106 funds and that they are available for the improvement works outlined in this report.
57. The section 106 allocation of £499,583.88 represents an increase in the council's capital expenditure programme and will be reflected in the next capital budget monitoring report to cabinet.
58. Staffing and any other costs associated with this recommendation are to be contained within existing departmental revenue budgets.

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Copies of section 106 legal agreements	Planning Division, 160 Tooley Street, London SE1	Jack Ricketts 020 7525 5464
Burgess Park southern entrance project, initial consultation report 2014/15	<a href="http://www.southwark.gov.uk/burgesspark">http://www.southwark.gov.uk/burgesspark</a>	Pippa Krishnan 020 7525 5133
Burgess Park southern entrance project: Results of the second public consultation	<a href="http://www.southwark.gov.uk/burgesspark">http://www.southwark.gov.uk/burgesspark</a>	Pippa Krishnan 020 7525 5133

**APPENDICES**

<b>No.</b>	<b>Title</b>
None.	

**AUDIT TRAIL**

<b>Lead Officer</b>	Rebecca Towers, Head of Parks and Leisure Matt Hill, Head of Highways	
<b>Report Author</b>	Pippa Krishnan, Service Development Officer, Parks and Leisure Mandalina Stricevic, Project Manager, Highways	
<b>Version</b>	Final	
<b>Dated</b>	26 October 2016	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Director of Planning	Yes	Yes
<b>Date final report sent to Constitutional Team</b>	26 October 2016	

<b>Item No.</b> 7.	<b>Classification:</b> Open	<b>Date:</b> 10 October 2016	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		To release £248,917.38 of section 106 monies towards improving St Mary's churchyard in the Elephant and Castle	
<b>Ward(s) or groups affected:</b>		Cathedrals	
<b>From:</b>		Chief Executive	

### RECOMMENDATION

1. That the planning committee authorise the release of £248,917.38 of section 106 funding from the below development, towards improvements at St Mary's Churchyard Elephant and Castle.

Permission Ref	Account No	Address	Amount
<a href="#">12/AP/2239</a>	664	Former Elephant and Castle Swimming Pool, London SE1 6SQ	£248,917.38

### BACKGROUND INFORMATION

2. Planning obligations are used to mitigate the negative impacts caused by a development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities. In order to achieve this, the council enters into a legal agreement with a developer whereby the developer agrees to provide planning contributions and/or enters into various planning obligations.
3. The Elephant and Castle Parks Programme has been developed to deliver a network of high quality parks and open spaces that benefit both existing and new communities as part of the regeneration of Elephant and Castle. To provide community resources that meet the needs of local neighbourhoods and parks that are safe, accessible, coherent, easy to maintain and enhance the aesthetic appeal of the area.
4. This report seeks to allocate funding to support the Elephant and Castle Parks Programme. The proposals respond to feedback from the local community, councillors and local partnerships that the council should take a strategic approach to bringing separate historical section 106 legal agreements together to deliver an holistic programme of public realm improvements.
5. The proposal is to allocate section 106 receipts paid to the council by developers, to address shortfalls in existing investment in open spaces in the area. Whilst there is a capital budget to deliver the programme, this report seeks to secure available funding to enhance the quality of park improvements and offset the negative impacts of development.

## KEY ISSUES FOR CONSIDERATION

6. St. Mary's Churchyard is located centrally within the Elephant and Castle opportunity area adjacent to the site of the former Elephant and Castle Leisure Centre, former London Park Hotel site, Newington Butts and the southern junction. The park is well used and this is projected to increase now the Castle leisure centre has opened and as surrounding developments complete and new residents move in adjacent to the park.
7. One of the key outputs of the community consultation undertaken for both the leisure centre and One the Elephant developments was the need to deliver a high quality public realm scheme in the immediate surrounds of the two developments and also the need for a strong design relationship with the adjacent St. Mary's Churchyard.

### **Project proposal: St Mary's Churchyard park improvements**

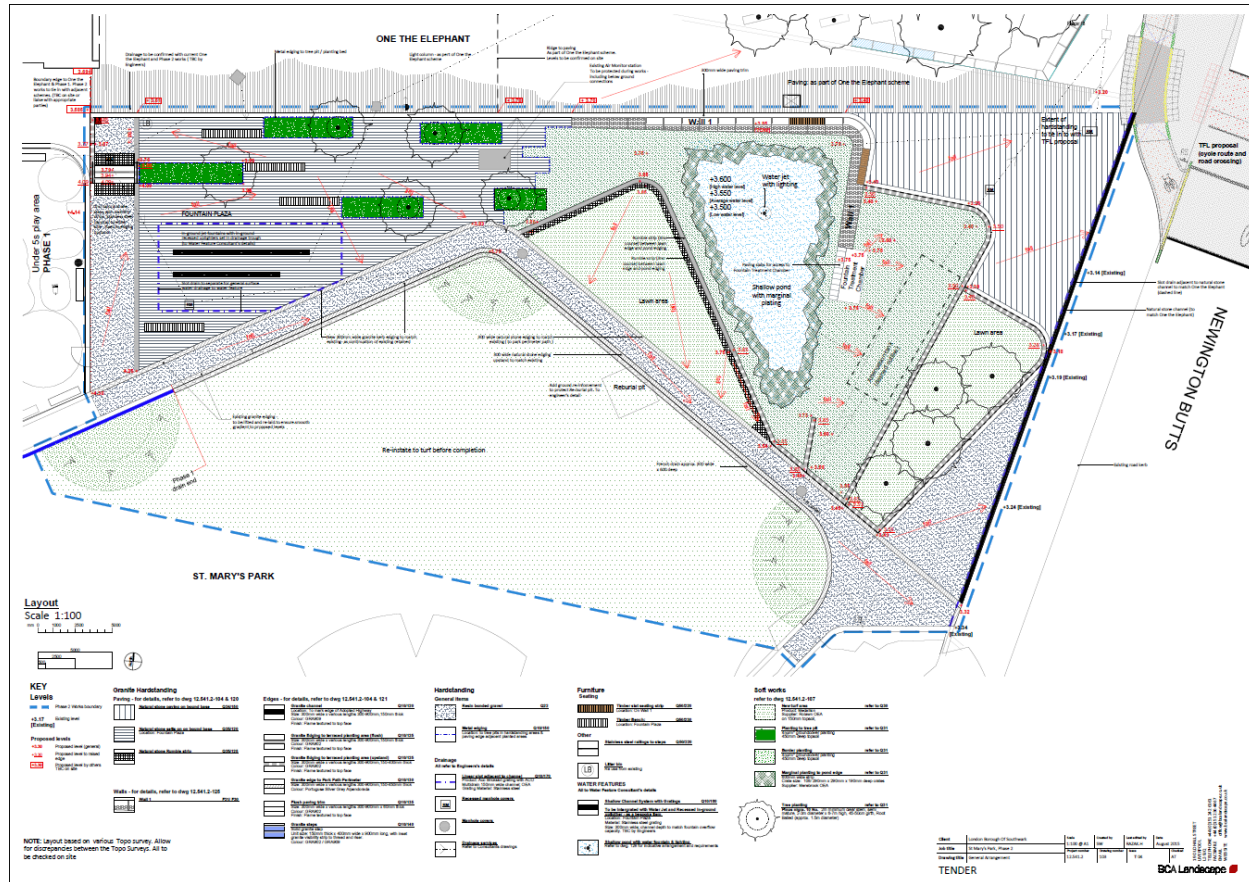
8. The proposed project has been identified for the use of these section 106 funds as it is adjacent to the development site, matches the section 106 purpose, and is a priority project on the Elephant and Castle Parks Programme.
9. St Mary's phase one, the new playground, was successfully completed in April 2015. These funds will contribute to St Mary's phase 2, currently on site, with the creation of a paved plaza, two new water features and boundary treatments.



10. The works will contribute to the entrance of the recently opened Castle Leisure Centre and the relationship between the leisure centre and open space. The improvements will

also complement the public realm established as part of the Lend Lease development at One the Elephant.

11. The increased use of the park and its positioning in the Elephant and Castle Town Centre, surrounding new developments and improving profile of the area through the council's extensive regeneration programme, warrants the investment of the section 106 funding in St Mary's Churchyard.



12. The project will be carried out by the parks team working in close consultation with key local stakeholders.

### Policy implications

13. These areas currently have the highest population density in the borough and the second highest proportion of housing units with no access to private open space.
14. Whilst it is recognised that the pressure to create new homes means that there are limited opportunities for the creation of new green spaces, Southwark's open space strategy (2013) sets out the council's commitment to maintain and improve existing parks and open spaces to ensure that those that live and work in the borough experience the positive benefits associated with health and well-being, quality of life and cohesive communities that open spaces provide.



15. Delivering this programme of open space and public realm improvements within the London Bridge Bankside and Elephant and Castle opportunity areas will support the implementation of a number of Southwark's key strategic priorities. This includes but is not limited to the following policies:

The Core Strategy 2011

Theme 2: Making the borough a better place for people: Strategic objective 2F is to conserve and protect historic and natural places. Southwark's heritage assets and wider historic environment will be conserved and enhanced. Open spaces and biodiversity will be protected, made more accessible and improved.

Theme 5: Planning for development in growth areas: Strategic objective 5A commits to developing growth areas to achieve the vision of improved places and to prioritise development in the following areas:

- Central Activities Zone
- Elephant and Castle opportunity area
- Bankside, Borough and London Bridge opportunity area
- Peckham and Nunhead action area
- Canada Water action area
- Aylesbury action area
- Camberwell action area
- Old Kent Road action area.

Strategic Policy 1: Sustainable Development

Strategic Policy 4: Places for learning enjoyment and healthy lifestyles

Strategic Policy 11: Open Spaces and Wildlife

Strategic Policy 12: Design and conservation

Southwark's Elephant and Castle supplementary planning document (SPD, 2012)

This sets out the council's vision for the Elephant and Castle opportunity area and provides a framework to guide development over the next 15 years, ensuring that regeneration is coordinated and sustainable.

Southwark's Open Spaces Strategy (2013)

This identifies Elephant and Castle as an area of deficiency in the amount of natural green space available, with just 0.38ha per 1,000 population. Taking account of population increases expected in the area the ratio is likely to fall to 0.31ha per 1,000 population in 2026 (Southwark OSS 2013). This falls significantly short of the local planning standard to achieve 1.5ha of green space per 1,000 population.

**Community impact statement**

16. This project will support the council's commitment to meet the needs of Southwark's diverse community.

17. Delivering a range of environmental improvement projects that protect public open spaces and enhance the public realm, within the context of rapid development and population growth, is essential to the health and well being of residents.
18. The creation of high quality open spaces will contribute to making the Elephant and Castle a place where people choose to live and work.
19. The proposal has no impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
20. With the exception of those benefits identified, the proposals are not considered to have a disproportionate effect on any other community or group.

### **Resource implications**

21. All costs arising from implementing the recommendations above will be met from the section 106 agreements attached to the planning permissions.
22. The project will be managed by the parks department, which has an extensive experience in Southwark. Staffing and any other costs connected with this recommendation are to be contained within existing departmental revenue budgets.

### **Consultation**

23. The project was first identified in 2012 as part of stakeholder consultations on the new castle leisure centre and One the Elephant developments.
24. A series of stakeholder engagement events on design proposals for the playground took place between May 2013 and February 2014. This included:
  - Local and park based consultation events
  - Postal distribution of project proposals
  - Online and postal feedback forms
  - Presentations at stakeholder groups meetings
  - Posters displayed at community and park notice boards.
  - Proposal distributed at local community centre
  - Workshop at two local schools.
25. Consultation results can be found in the reports contained at Appendices 1 and 2.
26. Ward councillor updates and lead member briefings will continue to be provided at key stages of the project. This includes notification of the start and completion of phase 1 works (November 2014 and March 2015 respectively).

### **Sustainable development implications**

27. This project will enhance urban greening and reduce the urban heat island effect. As many existing materials as possible will be re-cycled and re-used within the design.

## SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

### Director of Planning

Permission Ref	Account No	Purpose	Principle Amount	Indexation/Interest
12/AP/2239	664	SPT	£247,585.00	£1,332.38

28. £248,917.38 has been received by the council for purposes of upgrading sports and recreation in local parks and remains unallocated. The amount noted in this report is to be released from this contribution and as such is supported.
29. The legal agreement has been reviewed to ensure the proposed allocation accords with the agreement.

### Director of Law and Democracy

26. This report seeks authority from members of the Planning Committee to release the sum of £248,917.38 towards improving St Mary's churchyard in the Elephant and Castle. The funds will come from the section 106 agreement referred to in this report.
27. Agreement 12/AP/2239 (Former Elephant and Castle Swimming Pool, 22 Elephant and Castle) provides, amongst other contributions, for a sum of £300,459 to be applied by the council towards improvements to St Mary's Churchyard Park, which will have the following objectives:
- (a) to encourage usage of the open space
  - (b) to involve no net loss of the existing green space
  - (c) to provide visual and physical access to the Leisure Centre and the Development
  - (d) to create a focal point for the Elephant and Castle Area.
28. The contributions must be spent in accordance with the terms of their respective agreement.
29. The policy tests set out in regulation 122 of the Community Infrastructure Levy Regulations 2010 are also relevant and provide that planning obligations must be (i) necessary to make the development acceptable in planning terms; directly related to the development and (iii) fairly and reasonably related in scale and kind to the development.
30. The decision to consider and approve section 106 agreement expenditure exceeding £100,000 is reserved to planning committee in accordance with part 3F of the constitution.

### Strategic Director of Finance and Governance

31. This report seeks approval from the planning committee to release the sum of £248,917.38 from section 106 agreement 12/AP/2239 towards the on-going improvement works to St Mary's Churchyard in the Elephant and Castle.
32. The director of planning has confirmed the section 106 funds required to deliver this

project is available and the proposed expenditure is considered to accord with the terms of the section 106 agreements.

33. The strategic director of finance and governance notes the council has received the section 106 funds and that they are available for the projects outlined in this report. Use of the section 106 funds will be monitored as part of the council's capital programme.
34. Staffing and any other costs connected with this recommendation are to be contained within existing departmental revenue budgets.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Section 106 legal agreements	Planning Division, 160 Tooley Street, London SE1	Jack Ricketts 020 7525 5464

## APPENDICES

No.	Title
Appendix 1	St Marys Churchyard Report (June 2013)
Appendix 2	St Marys Church Schools Consultation (February 2014)

## AUDIT TRAIL

<b>Lead Officer</b>	Rebecca Towers, Head of Parks and Leisure	
<b>Report Authors</b>	Deborah McKenzie, Parks Service Development Officer Jillian Houghton, Project Manager, Regeneration	
<b>Version</b>	Final	
<b>Dated</b>	26 October 2016	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Section 106 Manager	Yes	Yes
<b>Date final report sent to Constitutional Team</b>		26 October 2016

# St Mary's Churchyard

## Public engagement report

June 2013

[www.southwark.gov.uk](http://www.southwark.gov.uk)

Proposed design featuring two play areas, interactive water play and a pond in the park

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# Introduction

St. Mary's Churchyard (for the purposes of the public engagement discussing the play equipment the area was referred to as St. Mary's Park\*) is going to be redeveloped at the same time as the new Elephant and Castle Leisure Centre and One the Elephant homes and retail shops. The time frame of redevelopment is expected to be spring 2014 for construction works and to open in spring 2015 around the same time as the leisure centre.

There were three formal stakeholder consultations conducted in 2012; January, March and May with a focus on the leisure centre and public realm immediately outside the centre and into St. Mary's Churchyard. The consultation analysis for two reports are available at [www.southwark.gov.uk/elephantleisure](http://www.southwark.gov.uk/elephantleisure) and as the third is part of a much larger report it can be provided on request. Priorities for the public realm element of the previous consultations included:

- keep the area simple/restful
- public realm as an extension to the park
- children play area
- cycling parking and seating facilities
- more tree planting and landscaping
- water features
- safety and security
- maintenance
- lighting

This campaign was not referred to as a 'consultation' because local residents had already been consulted with three times, and by using that feedback the project is now at the stage of developing the comments into a proposed design.

The project has reached the stage where funds have been secured which will enable a landscape contractor to prepare an image of what the park could look like after redevelopment. Elements to be included are pathways, play area, trees and planting, park furniture, signage, water features and decisions on whether to close existing entrances to avoid desire lines (short cuts) across the park towards the leisure centre, new and existing homes, bus stops, the Tube and main line station.

This was a four week stakeholder engagement which began on Monday 13 May and closed on Friday 7 June.

The primary focus of this engagement was to find out from residents, users and stakeholders the type of play equipment they would prefer to see in the two proposed play areas.

## Historic information about the nearby area of St. Mary's Churchyard

Known previously as Newington (Newington Butts and Newington Causeway are two of the principal roads of the area), in the medieval period it was part of rural Surrey, in the manor of Walworth. This is listed in the Domesday Book as belonging to the Archbishop of Canterbury; the income from its rents and tithes supplied the monks at Christ Church Canterbury with their clothing, and a 'church' is mentioned. The parish was called St Mary, Newington, which church occupied the site of the leisure centre, next to the Tabernacle, and was first recorded by name in 1222.

St Mary's Church was rebuilt in 1720 and completely replaced in 1790, to a design of Francis Hurlbatt. Within another hundred years this too was to be demolished, with its replacement on Kennington Park Road ready in 1876. It was destroyed in 1940 by enemy action. The remains of the tower and an arch were incorporated into its replacement of 1958. The open space at the leisure centre is still known as St Mary's Churchyard, and the narrow pedestrian walk at its south end is Churchyard Row.

\* The council has not changed the name of the location and has no intention of doing so. However, to ensure that as many people recognised the scope of the public discussion (park furniture, playground equipment, public space, fountains etc) the council thought the use of the word park in publicity materials was a better description.



# Proposed design

The main aim of the project is to improve the immediate parkland adjacent the new leisure centre, 'One The Elephant' and the associated public realm. The new park is to match the scale and ambition of both the new leisure centre and residential tower. As a result of the new developments the access routes to and across the park will need to be changed resulting in the need to redesign specific elements of this area including relocating the play equipment.

An outline design has been developed by BCA landscape architects taking into account the feedback from the initial consultations in 2012. This included improving the pedestrian connection between the new leisure centre entrance and the adjacent park, which would have been blocked by the existing fenced playground in the existing arrangements.

Elements included with the design are

- new pathways
- extended and improved play area for over fives and under fives
- interactive water play feature
- additional trees and planting
- new park furniture including signage
- pond in the park

## Play area

The proposed design includes the relocation of the under fives play equipment within an extended and improved play area also incorporating over fives play equipment.

The design also has taken into account the current condition of some of the existing play equipment and as such retains some of this equipment in the new design.

## Pond in the park

An enclosed pond with a three metre high fountain is being proposed towards the entrance of the park which will be seen from the main road. The pond will also include planting to encourage wildlife. This feature is a component of the sustainable urban drainage system (SUDS) for the One The Elephant tower through which rain water is stored and used to supply this and two smaller features (not water play facility below)

## Water play facility

It is proposed that the new park will include a water play feature for children to interact. Current designs see this located near to the play area which will allow children to jump and play in the jets of water (similar to the play feature in Burgess Park).

# Raising awareness

## Establishing an image

The four week public engagement consisted of informing the public about the main project, so a colourful image and key was created to provide an immediate recognition. This consisted of a location 'map' showing the park in relation to the proposed play areas, water features, leisure centre and One The Elephant.

## Information distribution

Revitalise1 and the image were used on all marketing materials. Posters (A3 and A4 50 of each size) and 4,000 postcards were distributed to local residents, shops in the shopping centre, businesses and nearby churches to inform of the two events and the four week campaign. This was to ensure a wider audience was reached and multiple opportunities to see the key messages were achieved.

Six external banners (3 metres x 1 metre) were fixed to the railings around the park, on the external hoarding of the back of the leisure centre, front hoarding of One The Elephant and at the subway entrance outside London College of Communication.

## Database

The database captured from the initial 2010 Elephant and Castle Leisure Centre consultation and subsequently added to over the past two years was used to target visitors. The public workshops conducted in 2012 generated 52 people that had expressed an interest in the public realm aspects around the leisure centre and these too were added.

At the close of the campaign the database now has 1845 contacts. See page six for the groups of contacts on the database.

## Email notification – targeting the database

Two personalised mail merged emails were sent to the database. The first was sent on Monday 13 May to introduce the campaign and web pages and second on Friday 24 May to prompt people to visit the park over the bank holiday weekend to see the six panels and complete the questionnaire online.

## Web /online interaction

A series of web pages were created to introduce the public engagement and provide an online e-form for people to complete, along with a 'register to be kept informed' e-form. Also linked to the pages were the previous consultation reports from 2012, the history of St. Mary's Churchyard and nearby area dating back to 1AD, project news with estimated dates of redevelopment and frequently asked questions.

The launch email was abridged to provide content for digital interaction on the council's Facebook and Twitter feeds.

## Newspaper advertisements

There were two full page advertisements placed in Southwark News with the message to direct readers to the website and attend the exhibitions and were published on 16 May and 30 May. The circulation for Southwark News is estimated in the region of 7,000 and is published on Thursday's.

## Press coverage

There were three editorials; Southwark News, London SE1 online and Sports Management

- London SE1 online news – <http://www.london-se1.co.uk/news/view/6833>
- Sports Management – <http://www.sportsmanagement.co.uk/detail1.cfm?pagetype=detail&subject=news&codeID=305480&site=SM&dom=N>

## Engaging with the public – exhibitions

Two exhibitions were held during the campaign aimed to reach the widest and diverse members of the public that might have an interest in the regeneration of St. Mary's Churchyard.

- Saturday 18 May, noon to 3pm at St. Mary's Churchyard (30 attendees)
- Tuesday 21 May, 6pm to 8pm at London College of Communication (ten attendees)

### Exhibition content

There were two public meetings where the six A1 panels were exhibited. These panels consisted of concept visuals, different play equipment to compare and consider examples of similar park and play styles working around the UK and text to explain the proposal. At the two exhibitions visitors were asked to review the proposed design and complete the questionnaire.

In the same week of the launch two sets of these panels were displayed on the external railings of the park, one facing Newington Butts and the other at Churchyard Row (Brook Street end). Immediately after the second event the third set of panels were fixed to the Kennington Park Road entrance of the park.

To accompany the panels were banners and A3 posters asking visitors to review the proposed design and complete the questionnaire online.

The six panels consisted of these headings

1. Existing play area and layout in relation to the leisure centre and One The Elephant
2. Proposed play area masterplan – providing key features
3. Play areas enhanced – images and explanation of proposed equipment
4. Retained or relocated play equipment
5. Water features including – pond in the park, geyser and interactive fountains
6. Interactive fountain plaza – with images of similar areas being used

# Consulting with stakeholders and other groups

By combining previous data from 2010 and 2012 Elephant and Castle Leisure Centre project consultations the database now contains 1845 contacts. These are groups of people engaged across the campaign.

## Stakeholder groups

- Local businesses and communities (churches of all faiths, shops and associated networks)
- Interested parties residents (registered via the council website for ECLC in 2010 to 2013)
- Council (specific departments including regeneration, parks, public realm, community safety and support, children and youth services, cabinet members, ward councillors and community council members)
- Nearby council cabinet members, ward councillors and communications – Lambeth Council
- Tenants Residents Associations for Strata, Draper House Estate
- Southwark Cyclists group
- Parents and children via nursery schools
- Schools (junior and secondary), colleges and universities
- General Practitioners (and patients through posters)
- Priority groups – Over 60s/under 16s/ BME/ Disability
- Kings College Hospital, South London and Maudsley
- Media – newspapers and social media
- Websites – Council and Lend Lease
- Greater London Authority

## Stakeholder groups specific participation

Strata the Draper House Estate – created the email content into a letter format, printed letters for residents and arranged with concierge and building manager to distribute throughout the buildings. A3 posters were also placed on notice boards across the Draper House Estate and inside the Strata apartment block.

# Public engagement analysis summary

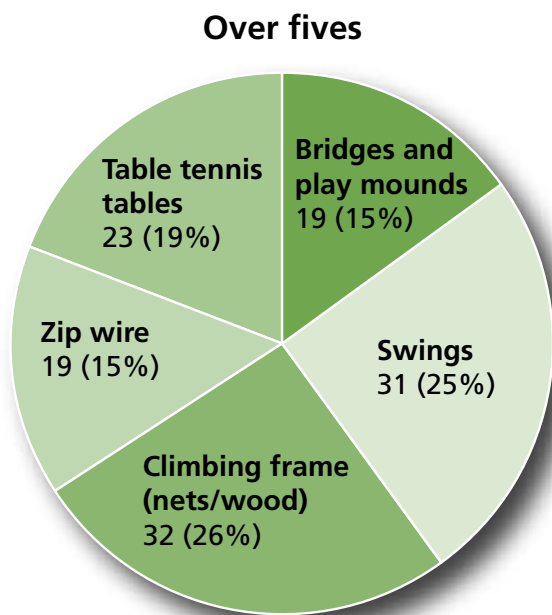
Visitors to the exhibitions could opt to complete the form at the event or take it home and complete online. The completed forms on paper were entered via online into the database.

There were eight sections to the questionnaire to encourage opinion to provide an indication as to the type of park that local residents and children will use and the comments will help to create the final design visuals expected to be submitted for planning approval in July.

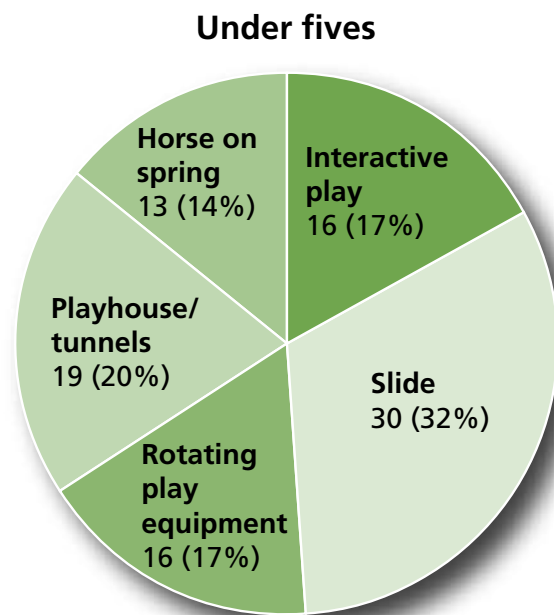
Total number of responses received **53**

## 1. Play area

**We are proposing to upgrade the play area and would like to know what play equipment would you like to keep and what additional equipment to install?** (Tick all that apply)



Total number of boxes selected **124**



Total number of boxes selected **124**

### Other suggestions for over fives

- Trampoline (inset into ground)
- Keep big swing that is there.
- We like the metal frame. Zip wire can be good but only a few can play at once. Bring back large spinner please.
- Large chess sets.
- Adult exercise machines. Allows gym to open into park like at Burgess Park.

- Adult play equipment.
- Sandbox.

### Other suggestions for under fives

- Swings
- The kids just love to rotate
- Play cars

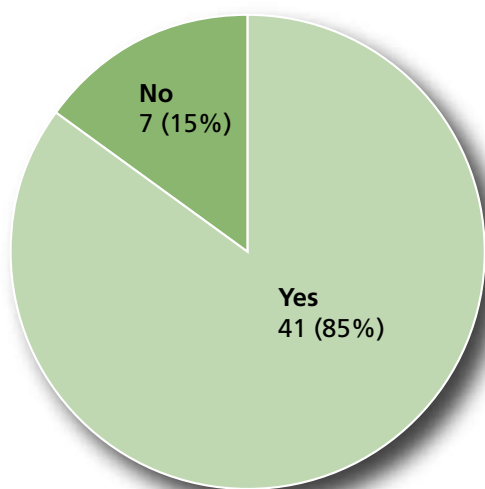
### Comments

- Plenty of swings for small children, it's the only play equipment very young children (up to about 18ms) can use.
- Keep it tidy/clean. Replace equipment when it breaks down. Play area is boring, especially under fives area. Swing chains are too short, even for small children. Sand pit would be good. Replace tree in play area, is too exposed in summer. Too many orange bumps, although keeping a few would be ok fun. The large springy things are fun (one broken and removed now), as was the large spinney thing that was removed. Hopefully traffic from the leisure centre will be 'eyes on the street' and stop the vandalism. I'd like the play area to be seen as an extension to the leisure centre, not 'stuck on its own' as I get a sense of being, somewhat unpleasantly, 'watched' and exposed when in that playground. We do like the metal climbing frame, it is challenging. And the children love the spinning equipment, although not quite so many are necessary. Swings are always good value; our children never seem to tire of them (with long chains). See Archbishop's Park for a good playground (bad swings though, see Ufford St. Park for great swings).
- The climbing frame could be bigger.
- The climbing frame needs to have a large capacity and be like a 'hamster cage' to entertain as many children as possible.
- The swing has always been heavily used – more would be great. The orange mounds and large stones also act as 'markers' and effect positively where people sit and use the park. Please do NOT dilute these as they give the park a real visual identity. I do not like the new play equipment that is being proposed – it seems 'municipal' and not in keeping with the existing scheme (especially the wooden mound and the reflective discs). There is a great trampoline which is highly used by under fives in the Canterbury Estate. The addition of table tennis will attract older people and parents – this is good.

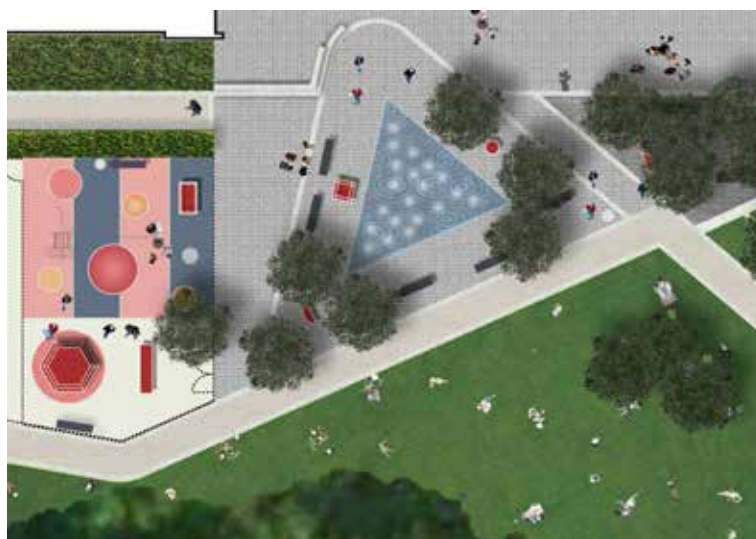
## 2. Water play

A water play area for children to interact with is being proposed near to the play area. Children will be able to jump and play in the jets of water (similar to the use in Burgess Park).

Do you like this idea?



Total number of responses **48**



*Proposed design shows under fives area and interactive water play.*

### Comments

- I like the ideas to have water fountains and a pond, but I would like assurances of the safety provisions you will put in place, especially for children.
- Water play is fine on day one but will present an unaffordable maintenance burden to LBS in perpetuity and in the current revenue climate this is not sustainable long term and should be rejected by LBS. There are other, lower maintenance ways to achieve water play without the ubiquitous and frankly unimaginative ground jets.
- Water features are very important, especially the jets for kids to play in.



### 3. Trees and plants

We are proposing to provide additional planting in the park including trees and shrubs.

Do you like this idea?

Yes 48 – 100% No 0

Total number of responses 48

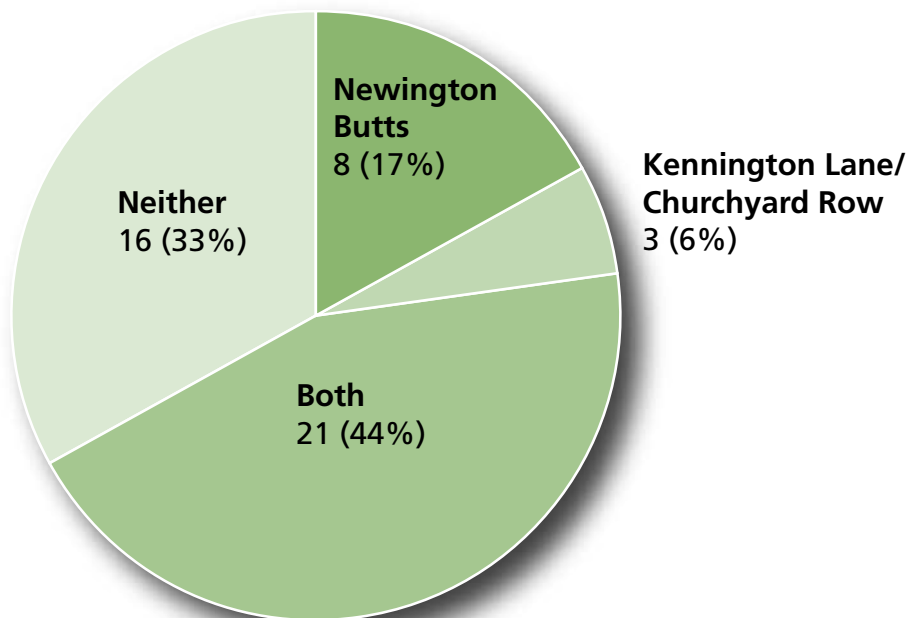
#### Comments

- Do not plant decorative tick-boxing trees: bunches of bamboos, "bio diverse" clusters of trees that won't survive. Think big: plant canopy generating trees to compliment those already there. Fruit or nut bearing trees. Please show signs of comprehension that this is the 21st century and the science is now pretty established on very important pressures re climate. The previous park made all the same-old-same-old very expensive and very stupid mistakes -though the wide wood-y borders are good. Don't do it again!
- Hedging or big prickly bushes in the borders that small birds can nest in safe from crows/magpies etc.
- Protect trees from dogs who are encouraged to use them for scratching.
- I like the idea of more planting and shrubs but I'd like to see the trees cleared in the middle of the park so that there is a large open area that gets enough sun to go and sunbathe in.
- Plant and maintain additional flowers, trees, shrubs and plant life. These will obviously need to be well maintained. I think trying to attract wildlife is a great idea. The park should be an enjoyable place to escape from busy lives in the city. Creating a pleasant green space is the key to this.
- More areas of 'wild' planting to encourage bees and wildlife.
- Planting new plants is an excellent idea, but they must not create any hidden areas which might encourage criminal activity.
- Please do not cut down any more mature trees.
- More trees and flowerbeds - to be made a family destination for picnics etc.,
- Species related to churchyard, Ash and Yew and use trees to signify entrances.
- Keep as much grass as possible, and as little paved or concreted over. Thanks, we love this park
- Plant more trees than there is on the plan.
- The main issue in the park now is that you can really hear the traffic on two sides. The planting along the longer side (Newington Butts/South side) needs to be built up with taller and thicker bushes so that you can't see or hear the traffic from within the park and it becomes a more peaceful public space.

- Keep the mature trees for shade and maybe an artist sculpture for shade.
- Maybe have some shielding from the road - visual, and some of the noise - perhaps a low hedge. - Some more wildlife habitat - maybe nesting boxes in the trees, and something to attract them more often - maybe some feeders. Flowers specifically for bees and butterflies - as from the company that did this for the Olympic Park.
- Charming design. But why take up more of the green space. This is a poorly drained area and soak up land is needed.
- Replace the London Plane that was down under cavat. Suggest with London Plane's – NOT pine.
- The first bed next to the bus stops needs to be high planting to create colour and height – a buffer from noise and to hide the softer area behind.

#### 4. Closure of park gates

Along the western side of the park there are two entrances. We are proposing to close one of these entrances to avoid desire lines (pathways made by users as a short cut to reach a



destination). Which entrance would you like to see closed?

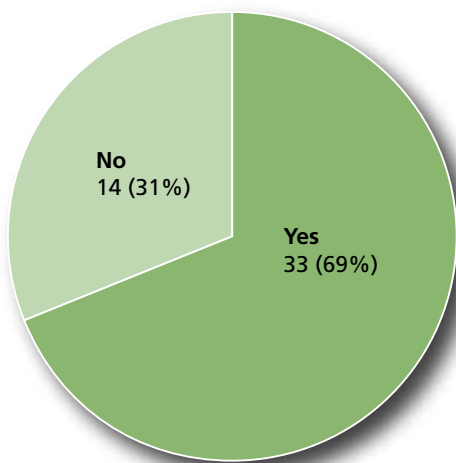
Total number of responses **48**

## Comments

- Until you have experienced a problem then you can provide the solution!
- The long side of the park that runs along Newington Butts needs more planting so you can't see the traffic from the park.
- Keep both entrances from Churchyard Row open. Keep main churchyard gate in place and make more of local history.
- Absolutely not! People walking through the park keeps it active and alive on dull days (and secure). I always make a point of walking through it – do not stop this.

## 5. Pond in the Park

An enclosed pond with a three metre high fountain is being proposed towards the entrance of the park which will be seen from the main road. The pond will also include planting to encourage wildlife.



### Do you like this idea?

Total number of responses **48**



*Proposed design showing pond in the park from Newington Butts entrance.*

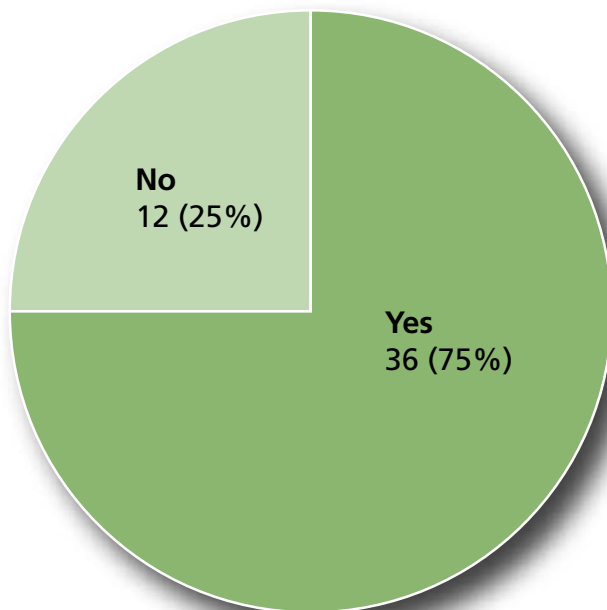
## Comments

- Pond is a good idea but will probably be jumped in by drunk people (who also sleep in the park overnight/play in the children's playground especially in summer).
- I like the pond idea but it will get trashed too easily unfortunately.
- Pond in the park? Maintenance headache in perpetuity, not sustainable, LBS should reject this idea. I always think designers suggest water bodies when they have run out of other ideas for interactive or wildlife features. Come on designers; put your thinking hats on!
- Can we have ducks? Remove three beds at front and put back grass. Add fence at front near road.
- Don't want the pond in the park, we need grass area instead.
- The seating area (next to the fountain) is very unresolved and missing from all of the plans – I want to sit in the park – not here – make it 'green'!

## 6. Landscape

**In the centre of the park there are a group of rounded stones. We are proposing to remove the stones and return the area to grass.**

**Do you like this idea?**



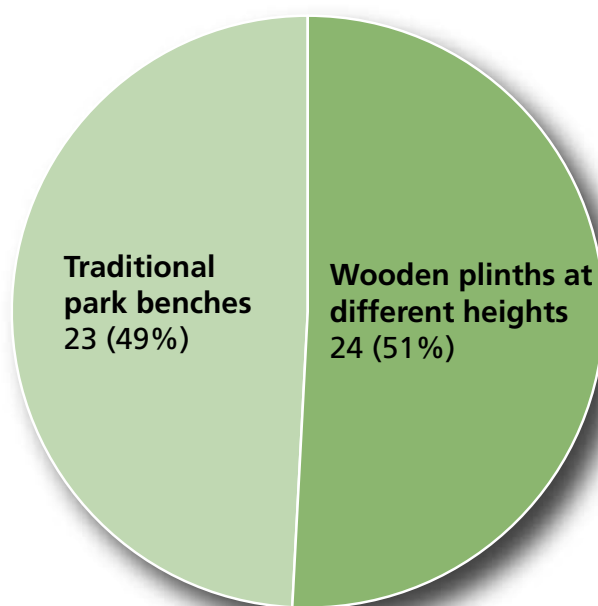
Total number of responses **48**

## Comments

- Or small elephant statues hidden or dotted around the park, in the planting etc - but a nice sophisticated/lifelike design not a tacky cartoon looking elephant. Something like the large elephant head at Waterloo underground station, but on a smaller scale.
- As long as the stone in the centre go, I'm quite happy with all the proposals.
- The rounded stones are well used.
- Need something to replace the stones - except grass.
- Get rid of junk, including unnecessary lamp posts etc., integrate furniture, bins, lighting, signs.
- The landscape proposal seems very triangular and 'bitty' – it could be much simpler. The SUDS lake I like in principle, but this area should be more grass – we were promised 'MORE GREEN' if the children's playground was reconfigured. The whole area around the new residential tower and leisure centre seems too hard – we have acres of hard landscape around the Strata – we want more green!!
- I do want a 'significant increase in green' as listed, but I don't see it on your plans – I don't want overdesigned hard landscaping – this is a community park that is very well used. We want more green and more activities; table tennis and zip wires are not 'design'.
- The stones give the park its identity.

## 7. Park furniture

### What type of seating would you prefer to use?



Total number of responses **47**

## Other suggestions

Both types of seating – seven responses

- It's not just about dumping seats, randomly and with a tick. Think about soft/hard enclosure for instance: a quiet area?
- Stones look fun but little play value unless placed closer together.
- Polished concrete seating
- Concrete ledges for BMX and skaters use – ledges or ramps.
- Landscape elements that can be used as seats. See York Square Chelsea and Sloane Square.
- Traditional benches are better for older people.
- A mixture of both, but hoping that the wooden plinths will not attract skater-boarders.

## 8. What other improvements do you believe we could make to the park/ comments?

Comments received relevant to questions asked have been captured in previous sections. These comments relate to other observations of potential park improvements.

- Outdoor gym/exercise equipment so leisure centre connects into park – three comments
- More bins and more rubbish collections (especially in summer).
- Work on lighting to make the park secure at night.
- Reserve a space for a wooden coffee shop?
- Improve the arrangements for cyclists and pedestrians to not conflict on Churchyard row with a wider step back area by the crossing, fewer railings and a clearer pedestrian path parallel to Churchyard Row.
- Better maintenance, there has been lots of planting but often it gets trampled or not maintained properly. Big issue with dog dirt on grass and owners letting dogs off leads when small children are around.
- Keep or put in new skate boarding ramps and blocks.
- Dog gym equipment.
- Plenty of cycle parking (Sheffield racks)
- Maybe have some sort of canopy to shelter under when it rains, and maybe a van that offers refreshments.

- This sport (BMX) is fast becoming a hub of London for meeting for extreme sports and would be missed if removed - why not improve?
- Renew the pavements.
- Water fountain providing drinking water Cycle throughout to E&C Shopping Centre.
- Make sure there is a budget for maintaining equipment, grass, flowers etc., to a high standard.
- Nice ideas, but who will be responsible to check the area is cared for and not end up 'scrappy'?
- Add some elements that could be used for skateboarding.
- Raise awareness of it by integrating it within a widely accessible map of Elephant and Castle's green public places - e.g. pedestrian maps on the pavement, walking guides, online.
- Host more events here, as you do already for Elephant and the Nun festival.
- Really seriously ensure there is a higher standard of horticultural care to it than the last five years. Despite a celebrity landscape architect being employed to design it (Martha Schwartz) maintenance here has been very poor.
- Please can we have notices asking cyclists to dismount when passing through the park. Cycling should be prohibited on the footpaths. It is dangerous enough for an adult to have a bike come silently from behind on a narrow path but it is particularly dangerous for small children to have bikes on the paths, given that children can suddenly change direction without notice!
- I have looked at your boards and think that the work will transform Elephant and Castle into a very desirable area.



## Register to be kept informed

There is a registration form which will remain open for the entire duration of the St. Mary's Churchyard project. By registering you will be kept informed by email of the project developments.

Any comments provided via this eform will be read by the project team; however the comments will not influence the outcome of the project designs at this stage, but may still contribute in the longer term.

To register to be kept informed please visit [www.southwark.gov.uk/stmaryschurchyard](http://www.southwark.gov.uk/stmaryschurchyard)

## What happens next?

The project is targeting the submission of a planning application in the summer 2013. Due to the size of the required joint construction compound for the leisure centre and residential development it will not be possible to undertake the park works in 2014. Therefore it is proposed to undertake the playground improvements first so that they are complete in time for the planned opening of the new leisure centre in spring 2015.

The web page has been updated since the stakeholder engagement closed and will continue to be as key dates and activities of the project developments are announced.

2013	
May to June	Public engagement of new park design
July	Analysis of engagement feedback
July	Submission to Planning of final design
Autumn	Expected Planning Approval
Winter	Construction work on the play area begins

2014	
Spring	Construction work on the play area continues
Summer	New play area opens
Autumn	Redevelopment work begins on remaining park sections

If you have provided the council with your email address then you receive an update via an enewsletter as the projects develop.



## Respondents by email

There were five respondents that provided email contributions to the public engagement from local residents; these are named below in order of date received and are available to download from the website.

1. 13 May, Jennifer Carrigan
2. 18 May, Michael Hunt
3. 21 May, Diana Cochrane
4. 24 May, Catherine Coker
5. 26 May, Phil Heaton

## Appendices

- Six design panels
- Five email responses

## St Mary's Churchyard Consultation

### Consultation Sessions held at:

- St Paul's C of E Primary School - 29/01/2014
- Crampton Primary School - 07/02/2014

### Participants

Pupils from St Paul's School council and Year 4 at Crampton Primary School participated in classroom consultations. The school council at St Paul's has representatives from all years including reception class (4 – 11yrs), whilst the Crampton classes were 8 – 9 year olds.

The session comprised of the following:

- Introduction, background and description of planned improvement project
- Q & A on favourite places to play
- Group discussion on things to consider when creating a playground
- Rating the play equipment activity using colour-coded stickers.
- Evaluation sheet on St Mary's Playground design.

49 children aged between 4 – 11 years attended the sessions.

### Summary of responses

#### 1. Information about the park

Both schools are located within 15 minute walk from St Mary's Park.

All the Crampton School pupils knew the park well and 15 of the 26 pupils said they regularly used the playground.

At St Paul's school, whilst most children knew the park only 7 of the 23 pupils said they played there regularly.

#### 2. Favourite places to play.

When asked about their favourite places to play 38% of children said they liked playing at home. 43% preferred to play in local parks and 11% enjoyed playing around estates and nearby streets.

When asked about their favourite parks, pupils at both schools agreed Burgess Park and Myatts Field.

#### 3. Things for adults to consider when creating a playground

The groups suggested

- Use materials that are weather proof and strong
- Make sure it appeals to different age groups
- Create different areas for older and younger and ensure that older children do not play in areas meant for younger children
- Include equipment that is exciting
- Equipment that lasts
- Make sure that it is clean and has bins to stop litter
- Include seating.

#### 4. Rating the proposed play equipment

Using colour-coded stickers the pupils reviewed 16 photographs of play equipment included in the playground design. Each pupil was asked to place stickers on their favourites rating them from 1 – 3.

Rating codes:           Green           (1<sup>st</sup>)  
                               Yellow          (2<sup>nd</sup>)  
                               Red             (3<sup>rd</sup>)

#### 5. St Paul's School results:

Most popular equipment overall (no. of stickers of any colour):

1. Roller coaster climbing frame       (13)
2. Trampoline                               (10)
3. Zip Wire                                   (10)
4. Climbing Net                             (7)
5. Table tennis tables                   (4)
6. Disk merry-go round                 (3)
7. Perimeter fence with play          (3)
8. Rocky play                               (3)
9. Side by side swing                   (2)

Equipment not selected by any pupil

1. Shop
2. Bell tower
3. High rotator

Most popular 1<sup>st</sup> choice:

1. Trampoline                               (6)
2. Roller coaster climbing frame       (5)
3. Zip Wire                                   (3)

#### 6. Crampton School Results

Most popular equipment overall (no. of stickers of any colour)

1. Zip Wire                                   (14)
2. Trampoline                               (12)
3. Climbing Net                             (11)
4. Roller coaster climbing frame       (8)
5. Disk merry-go round                 (5)
6. Table tennis tables                   (4)
7. Rocky play                               (3)
8. Orbit                                       (2)
9. Mini roundabout                       (2)

Equipment not selected by any pupil

1. Shop
2. Bell tower
3. High rotator

Most popular 1<sup>st</sup> choice:

1. Zip Wire                                   (8)
2. Roller coaster climbing frame       (6)
3. Trampoline                               (6)

## 5. Evaluation of whole design

Pupils completed an evaluation form asking for to give their opinion of the playground design.

- The majority (26 out of 49) thought that the playground design was 'Brilliant'
- 36 pupils described the equipment shown as 'exciting'
- The most common age range participants felt would enjoy the play ground was given as 6-10 year olds.

## 6. Comments / suggestions:

**"The playground is beautifully laid out and the equipment is very fun especially the trampoline"** Zainab, 11 yrs

**"For the orbit you should add a handle. Also for the zip wire you should add a seat because the zip wire and orbit can be dangerous."** Floria, 8yrs

**"Can we have a basket swing?"** Etoile, 8yrs

**"The best thing is the trampoline but I wish it could be bigger."** Jatou, 7yrs

**"I would like a very big slide like at Burgess Park"** Ibrahim, 8yrs

**"Make it be bigger so you can fit more in"** Trinity, 9yrs

**"It is really fun"** James, 5 years

<b>Item No.</b> 9.	<b>Classification:</b> Open	<b>Date:</b> 8 November 2016	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		Development Management	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		Proper Constitutional Officer	

## RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

## BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

## KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
  - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
  - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
  - c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

#### **Community impact statement**

11. Community impact considerations are contained within each item.

#### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

##### **Director of Law and Democracy**

12. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the head of development management shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the head of development management is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of legal services, and which is satisfactory to the head of development management. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of legal services. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is

contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).

15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
  - a. necessary to make the development acceptable in planning terms;
  - b. directly related to the development; and
  - c. fairly and reasonably related to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

18. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Victoria Foreman 020 7525 5485
Each planning committee item has a separate planning case file	Development Management, 160 Tooley Street, London SE1 2QH	The named case officer as listed or General Enquiries 020 7525 5403

## APPENDICES

No.	Title
None	

## AUDIT TRAIL

<b>Lead Officer</b>	Chidilim Agada, Constitutional Manager	
<b>Report Author</b>	Victoria Foreman, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
<b>Version</b>	Final	
<b>Dated</b>	31 October 2016	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		31 October 2016



**ITEMS ON AGENDA OF THE PLANNING COMMITTEE**  
**on Tuesday 8 November 2016**

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**Appl. Type** Council's Own Development - Reg. 3  
**Site** 91-93 PECKHAM HIGH STREET, LONDON, SE15 5RS AND PECKHAM SQUARE

**Reg. No.** 16-AP-3075  
**TP No.** TP/2516-91  
**Ward** Peckham  
**Officer** Robin Sedgwick

**Recommendation** GRANT SUBJECT TO LEGAL AGREEMENT

## ***Item 8/1***

**Proposal**

Redevelopment comprising the removal of the Peckham Arch and redevelopment and part conversion of the southern part of the square (including 91-93 Peckham High Street) to provide a mixed use scheme comprised of two buildings of 4 and 6 storeys to provide 19 residential (Class C3) units, 255 sqm of gallery (Class D1) space, 201 sqm of co-work (Class B1) space, and 82 sqm of office (Class B1)/retail(Class A1) space with ancillary covered cycle storage and enclosed

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**Appl. Type** Full Planning Permission  
**Site** FORMER ODESSA STREET YOUTH CLUB, COMMERCIAL PIER WHARF, ODESSA STREET, LONDON SE16

**Reg. No.** 16-AP-2681  
**TP No.** TP/291-C  
**Ward** Surrey Docks  
**Officer** Robin Sedgwick

**Recommendation** GRANT SUBJECT TO LEGAL AGREEMENT AND GLA

## ***Item 8/2***

**Proposal**

Demolition of the former youth club building and nightclub building, and removal of crane, and erection of two buildings arranged across a communal garden ranging from four to eleven storeys in height comprising 197sqm of Class A1/A3 (restaurant/cafe) floor space, 74 residential units (13 x 1 bedroom, 42 x 2 bedroom, 17 x 3 bedroom and 2 x 4 bedroom) with private gardens, balconies and terraces, communal amenity space, 23 parking spaces, 136 cycle spaces, refuse storage, creation of vehicle access from Odessa Street, associated works including electricity substation and construction of new section of Thames River Path and associated landscaping.

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**Appl. Type** Full Planning Permission  
**Site** CAR PARK SITE, COPELAND ROAD, LONDON SE15 3SL

**Reg. No.** 16-AP-3503  
**TP No.** TP/2744-45  
**Ward** The Lane  
**Officer** Adam Greenhalgh

**Recommendation** GRANT SUBJECT TO LEGAL AGREEMENT

## ***Item 8/3***

**Proposal**

Erection of 67, one, two and three bedroom flats within 4 - 8 storey development with associated parking, cycle and refuse/recycling stores and landscaping including re-provision of (enlarged) ball court

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Ordnance Survey

Date 27/10/2016



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<b>Item No.</b> 9.1	<b>Classification:</b> Open	<b>Date:</b> 8 November 2016	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	Development Management planning application: Council's own development Application 16/AP/3075 for: Full Planning Permission  Address: 91 - 93 PECKHAM HIGH STREET, LONDON SE15 5RS AND PECKHAM SQUARE  Proposal: Redevelopment comprising the removal of the Peckham Arch and redevelopment of the southern part of the square (including 91 - 93 Peckham High Street) to provide a mixed use scheme comprised of two buildings of 4 and 6 storeys to provide 19 residential (Class C3) units, 255 sqm of gallery (Class D1) space, 201 sqm of co-work (Class B1) space, and 82 sqm of flexible office (Class B1)/Retail (Class A1) with ancillary covered cycle storage and enclosed refuse storage		
<b>Ward(s) or groups affected:</b>	Peckham		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 03/08/2016		<b>Application Expiry Date</b> 02/11/2016	
<b>Earliest Decision Date</b> 04/09/2016			

## RECOMMENDATIONS

1. That planning permission be granted subject to the completion of an appropriate legal agreement and conditions.
2. That in the event that the legal agreement is not completed by 31 January 2017, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 107 of the report.

## BACKGROUND INFORMATION

### Introduction to the proposed development

3. The proposed development site covers the southern entrance to Peckham Square from Peckham High Street and is for the redevelopment of the site for a mixed-use development arranged in two new buildings and existing floor space within nos.91-93 Peckham High Street. This proposal will involve the removal of the arch that currently provides a canopy over the entrance to the square. The existing arch, which occupies the site, was completed in 1995 and was designed to act as a structure signifying the beginning of the regeneration works to the northern edge of Peckham town centre. This further investment came with the completion of the Pulse leisure centre and the Peckham library. More recently the council's planning committee resolved to grant planning permission subject to the completion of a section 106 legal agreement for the Mountview drama school on the site immediately to the north of the library. The Mountview Academy will complete the northern edge of the square and continue the positive works to the town centre that began with the arch, leisure centre and library.

4. The vision for Peckham Square, as with other public realm proposals in the Peckham and Nunhead Action Area, is to further develop these spaces as safe and secure environments which help create a sense of place and encourage a variety of activities. Given the limited quality of the materials and their durability, it would appear that the arch was intended as a temporary measure to act as a catalyst to further investment within the town centre and specifically around the proposed library square. Given the developments referred to in the paragraph above, the arch has served its purpose and the square is continuing to develop into the well used public space that it was intended for. The proposed development seeks to build on the success of existing developments while also delivering the wider aim of improving the quality and use of Peckham Square, to help fully realise the potential of the space as a major civic space.
5. To achieve this the proposed development would replace the existing truncated flank walls with active frontages at ground floor and overlooking residential units, enhancing the visual connection between Rye Lane, Surrey Canal Walk and the Library Square and providing a mix of uses that would help realise the vision of making Peckham Library Square a major civic space within Peckham town centre. These proposals sit within wider proposals for the square which are set out in an illustrative masterplan that has been produced by Carl Turner Architects. A further planning application for alterations to the northern section of the square will be submitted following further public consultation.

#### **Site location and description**

6. The site is on the north side of Peckham High Street and includes the southern edge of Library Square. The site is located within the Rye Lane Conservation Area, which is divided into two sub areas and this site is within the Peckham High Street and Peckham Square sub area. This sub-area has buildings from 17<sup>th</sup> Century through to the 20<sup>th</sup> Century. Peckham High Street forms part of the Transport for London Road Network (TLRN). The site has an area of 0.2667ha.
7. The site is included in the Peckham and Nunhead Area Action Plan (PNAAP) which was adopted in 2014. The plan identifies the need for more and varied uses surrounding the square to fully realise its potential as a major civic space as well as expanding the town centre as creative and cultural hub through improved cultural space around Peckham Square. The vision for Peckham set out in this document states that Peckham Square will be enlivened and improved as a focus for the community.
8. The Peckham Library Square was redeveloped approximately 20 years ago when the arch was installed. The neighbouring Peckham Pulse and the Peckham library were completed in the late 1990s and early 2000s.

#### **Details of proposal**

9. The proposed development is for the removal of the existing arch and the temporary Peckham platform gallery space and the redevelopment of the site with the erection of two new buildings either side of the entrance to the square from Peckham High Street. The proposed development is comprised of two sites either side of the opening from Peckham High Street.



10. Site one is on the eastern side of the opening and will involve the erection of a four storey building attached to the west flank wall of no. 93 Peckham High Street together with the conversion and refurbishment of the buildings at 91 - 93 Peckham High Street. This will contain a 340sqm public gallery (use class D1) on the ground floor and six flats above (two of which are maisonettes proposed within the existing buildings). The new development will have active frontages on the north elevation fronting onto Peckham High Street and to the south and west fronting onto the square.
11. Site 2 is on the western side of the opening and will involve the erection of a part four storey/part 6-storey building attached to the flank wall of the neighbouring building at 77 Peckham High Street. This building is set back 9.5m from the front wall of the neighbouring building at ground floor level while the upper two storeys are set back a further 10.7m from the main frontage of the proposed building and 20.12m from main frontage of the neighbouring building. The building will contain 207sqm of office co-working space (Use Class B1) at the ground floor level and 13 (5 x 1-bed, 5 x 2-bed and 3 x 3-bed) residential units above.
12. The combined development incorporating both sites includes the provision of nine affordable housing units which will include six social rent units and three shared ownership units. The proposed development is a 'car-free scheme' and will provide 38 cycle parking spaces.
13. The proposed development site also includes land that forms part of the existing square that will be redeveloped as part of this application to bring improvements to the square. The main alterations include the removal of the arch and gallery and existing steps, revised layout with quieter pedestrian area in the north east part of the square and a more central route that can be used by (but not solely) cyclists travelling between Surrey Canal Walk and Rye Lane. Additional area of public realm is also provided adjacent to the pedestrian and cyclist crossing on Peckham High Street.
14. **Planning history**

06/CO/0061 Application type: Council's own development - Reg. 3 (REG3)  
 Erection of a new single storey building for use as an art gallery to be situated next to the 'Peckham Arch' and the construction of a public toilet, to be built out of 4 elliptical angled cones forming a 10m high structure adjoining Peckham Square, installation of shed to be used as art store.  
 Decision date 03/08/2006 Decision: Granted (GRA)

<p>09/AP/0220 Application type: Advertisement consent (ADV) Two permanently fixed 'Peckham space' Logos with arrows on proposed art gallery (associated reference 09-CO-0219) Decision date 20/04/2009 Decision: Granted (GRA)</p>
<p>09/AP/0219 Application type: Council's own development - Reg. 3 (REG3) Erection of a new single storey building for use as an art gallery: to be located next to the Peckham Arch, together with an ancillary office space and disabled toilet. (Amendments to previous consent 06-CO- 0061) Decision date 06/05/2009 Decision: Granted (GRA)</p>
<p>09/AP/2076 Application type: Advertisement consent (ADV) Display of two permanently fixed 'Peckham Space' logos, and two areas for display of information/advertisement in connection with the use of the Peckham Space, to be externally illuminated. Decision date 19/11/2009 Decision: Granted (GRA)</p>
<p>09/AP/2075 Application type: Council's own development - Reg. 3 (REG3) Erection of a new single storey building for use as an art gallery: to be located next to the Peckham Arch, together with an ancillary office space and disabled toilet. Decision date 21/01/2010 Decision: Granted (GRA)</p>
<p>10/AP/0632 Application type: Approval of details - Article 30 DMPO (AOD) Details of the shutter for the front elevation as required by Condition 4 of planning permission for Council's own development dated 21/01/2010 - LBS Registration No 09-AP-2075 for redevelopment of site involving the retention of the existing building with public house (A4) on the ground floor and the provision of 4 x 1 and 3 x 2 bed flats (7 units) on the upper floors together with the erection of a 5 storey side and rear extension, and mansard roof extension to create an additional storey. Decision date 23/04/2010 Decision: Granted (GRA)</p>
<p>10/AP/0630 Application type: Approval of details - Article 30 DMPO (AOD) Details of the external materials as required by Condition 2 of planning permission for Council's own development dated 21/01/2010 - LBS Registration No 09-AP-2075 for erection of a new single storey building for use as an art gallery: to be located next to the Peckham Arch, together with an ancillary office space and disabled toilet. Decision date 23/04/2010 Decision: Granted (GRA)</p>
<p>13/AP/4231 Application type: Council's own development - Reg. 3 (REG3) Change of use from Sui Generis use to A1 Retail with continuing use of first and second floor as B1 Office Decision date 17/02/2014 Decision: Granted (GRA)</p>
<p>15/EQ/0398 Application type: Pre-application enquiry (ENQ) Removal of arch and proposed redevelopment to provide a mixed use development comprising 2 buildings (Building 1 adjacent to nos. 89-93 Peckham High Road and Building 2 adjacent to No. 79 Peckham High Road) ranging from 4 to 5 storeys in height providing 17 residential units (Class C3) and 542sqm of commercial floor space with associated landscaping and alterations to the public realm around Peckham Square. Decision date 22/01/2016 Decision: Pre-application enquiry closed (EQC)</p>
<p>16/EQ/0045 Application type: Pre-Application Enquiry (ENQ) Demolition of arch structure and prefabricated building at 89 Peckham High Street. Refurbishment of 91 and 93 Peckham High Street and new development to provide a mixed use scheme comprising up to 19 residential units, ground floor commercial for B1, A1 and A3 uses, D1 non-commercial gallery space and associated landscaping. Decision date 24/03/2016 Decision: Pre-application enquiry closed (EQC)</p>

## **Planning history of adjoining sites**

15. 16/AP/2649. Application type: Full Planning Permission (FUL)  
Construction of part three/part four/part five storey building for to provide a School of Theatre Arts comprising teaching, rehearsal and administrative accommodation and theatre(Class D1), and cafe/restaurant/bar (Class A3/A4) with associated landscaping to Peckham Square and Peckham Hill Street. Provision of new vehicular access from Peckham Hill Street with associated servicing, disabled parking, cycle and refuse storage areas.

Recommended for approval pending the signing of section 106 agreement. Resolution to grant was received at planning committee on 28/09/2016.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

16. The main issues to be considered in respect of this application are:
- a) Principle
  - b) Design and conservation
  - c) Housing
  - d) Quality of residential accommodation
  - e) Impact on amenity of neighbouring residents
  - f) Transport Issues
  - g) Section 106/planning obligations
  - h) Sustainability
  - i) Other matters.

### **Planning policy**

17. National Planning Policy Framework (the Framework)
1. Building a strong competitive economy
  2. Ensuring the vitality of town centres
  4. Promoting sustainable transport
  6. Delivering a wide choice of high quality homes
  7. Requiring good design
  8. Promoting healthy communities
  10. Meeting the challenge of climate change, flooding and coastal change
  12. Conserving and enhancing the historic environment.
18. The London Plan 2016
- 2.15 Town Centres
  - 2.18 Green infrastructure: the multifunctional network of green and open spaces
  - 3.2 Improving health and addressing inequalities
  - 3.4 Optimising housing potential
  - 3.5 Quality and design of housing developments
  - 3.6 Children and young people's play and informal recreation facilities
  - 3.8 Housing choice
  - 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
  - 3.13 Affordable housing thresholds
  - 3.16 Protection and enhancement of social infrastructure
  - 4.6 Support for and enhancement of arts, culture, sport and entertainment

- 4.7 Retail and town centre development
- 4.8 Supporting a successful and divers retail sector and related facilities and services
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.5 Decentralised energy networks
- 5.6 Decentralised energy in development proposals
- 5.7 Renewable energy
- 5.9 Overheating and cooling
- 5.10 Urban greening
- 5.11 Green roofs and development site environs
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.21 Contaminated land
- 6.3 – Assessing effects of development on transport capacity
- 6.9 – Cycling
- 6.10 – Walking
- 6.13 – Parking
- 7.1 – Lifetime neighbourhoods
- 7.2 – An inclusive environment
- 7.3 – Designing out crime
- 7.4 – Local character
- 7.5 – Public realm
- 7.6 – Architecture
- 7.8 – Heritage assets and archaeology
- 7.14 – Improving air quality
- 7.19 – Biodiversity and access to nature.

19. Core Strategy 2011

- Strategic Policy 1 – Sustainable development
- Strategic Policy 2 – Sustainable transport
- Strategic Policy 3 – Shopping, leisure and entertainment
- Strategic Policy 4 – Places for learning, enjoyment and healthy lifestyles
- Strategic Policy 10 – Jobs and businesses
- Strategic Policy 11 – Open spaces and wildlife
- Strategic Policy 12 – Design and conservation
- Strategic Policy 13 – High environmental standards.

20. Southwark Plan 2007 (July) – saved policies

The council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

- Policy 1.1 – Access to employment opportunities
- Policy 1.7 – Development within town and local centres
- Policy 1.11 – Arts, culture and tourism uses
- Policy 2.2 – Enhancement of community facilities
- Policy 2.5 - Planning obligations
- Policy 3.1 – Environmental effects
- Policy 3.2 – Protection of amenity
- Policy 3.3 – Sustainability assessment



Policy 3.4 – Energy efficiency  
 Policy 3.6 – Air quality  
 Policy 3.7 – Waste reduction  
 Policy 3.9 – Water  
 Policy 3.12 – Quality in design  
 Policy 3.13 – Urban design  
 Policy 3.14 – Designing out crime  
 Policy 3.16 – Conservation Areas.  
 Policy 3.19 – Archaeology  
 Policy 3.28 – Biodiversity  
 Policy 5.2 – Transport Impacts  
 Policy 5.3 – Walking and Cycling  
 Policy 5.6 – Car parking.

21. Supplementary Planning Documents

Sustainable design and construction SPD (2009)  
 Sustainability assessments SPD (2009)  
 Sustainable Transport SPD (2010)  
 Residential Design Standards SPD (2011)  
 Rye Lane Conservation Area Appraisal  
 Section 106 planning obligations and community infrastructure levy (CIL) SPD (2015).

22. Peckham and Nunhead Area Action Plan (2014)

The Peckham and Nunhead area action plan (PNAAP) was adopted on 26 November 2014 and sets out the planning framework that will help to deliver long lasting improvements to Peckham and Nunhead over the next 15 years. Part of the PNAAP vision is that Peckham will be a place with attractive and pleasant neighbourhoods, surrounding a lively town centre that meets the needs of a very diverse community. The site is situated within the action area core.

**Principle of development**

23. The proposed development would deliver the following planning policy requirements and benefits for the wider Peckham Area:

- Provision of new residential accommodation including an above policy affordable housing contribution
- New cultural facility in the form of gallery space
- Increase activity and overlooking of public space
- Improvements and measures to limit conflict between pedestrians and cyclists using the space
- Installation of new traditional shop fronts to existing shops at 91 and 93 Peckham High Street.

24. The National Planning Policy Framework (2012) states that development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan and every decision. The NPPF states that to deliver the social, recreational and cultural facilities and services the community needs, planning decisions should, among other criteria, plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments and ensure an integrated approach to considering the location of housing, economic uses and community and facilities.

25. Policy 2.15 of the London Plan sets out the strategic approach to town centres,

including the need to sustain and enhance the vitality and viability of town centres and to contribute towards an enhanced environment, urban greening, public realm and links to green infrastructure. Policy 3.16 supports development proposals which provide high quality social infrastructure. These facilities should be accessible to all sections of the community and be located within easy reach by walking, cycling and public transport. In addition to this London Plan policy 3.18 supports development proposals which enhance education and skills provisions.

26. The Core Strategy vision for Peckham town centre recognises that it will continue to play a major role in Southwark, providing a mix of activities through the day for both local residents and visitors. This is supplemented by policy 27 of PNAAP which states that additional floor space for arts/cultural/leisure and entertainment will be encouraged for site specific allocations and around the Library Square. This policy also states that new and improved business floor space will be supported within the town centre.
27. The proposed development would provide a mix of uses including 340sqm of gallery (Use Class D1) floorspace and 207sqm of flexible workspace (Use Class B1) both fronting onto Library Square, and 82sqm of flexible commercial/retail space fronting onto Peckham High Road. This will provide a range of uses and activities that would provide additional activity within the northern section of the town centre as well as enlivening the edges of the Square. This would accord with the intentions of PNAAP which identifies the opportunity to expand the reputation of Peckham with improved cultural space at the Square.
28. The provision of residential accommodation on the upper floors of the proposed buildings is also supported in policy 27 of PNAAP.

### **Design issues**

29. The key design and conservation policies that apply include sections 7 'Requiring good design' and 12 'Conserving and enhancing the historic environment' of the NPPF (2012), strategic policy SP12 'Design and conservation' of the Core Strategy (2011) and saved policies 3.16 'Conservation Areas' and 3.18 'Setting of conservation areas, listed buildings and world heritage sites', of the Southwark Plan (2007). All these policies require that development avoids causing harm to heritage assets and their settings, reflects local distinctiveness in design and conserves or enhances the character and appearance of conservation areas, listed buildings and heritage assets and their settings.

### **Access and site layout**

30. The proposal is located on Peckham High Street in the Rye Lane Peckham Conservation Area. The sites back onto in the 'civic' heart of Peckham and Peckham Square which includes the distinctive Peckham Library building and the Leisure centre. It is arranged in two parts and retains the existing route to the Square from the High Street. On the east side of the route is proposed a terraced development of commercial properties adjacent to 91 Peckham High Street and on the western side a mixed use development adjacent to the Public House at 77 Peckham High Street.
31. The proposed site layout increases the area of level public realm on the north side of Peckham High Street directly adjacent to the pedestrian crossing, narrowing the gap between the built form either side of the entrance to the square and altering the layout of the square to provide quieter pedestrian area in the south east part of the square and providing an amended route for pedestrians and cyclists seeking to moving between Rye Lane and Surrey Canal Walk.



32. The proposed buildings are designed so that the ground floor layout provides windows and active frontages on three elevations, two of which front onto the square and one fronting onto Peckham High Street. The entrances to the proposed gallery are situated on the west elevation facing towards site two while the entrance to the workspace will face east towards site one. These features together with the residential uses will increase overlooking and informal surveillance of this space.
33. The access to the residential units and the smaller commercial/retail units at site one will be from Peckham High Street. While at site two the residential units will be accessed from a small yard accessed from the square to the north. While this is on the rear part of the building it will not constitute a secondary or hidden access as the rear elevation is situated directly adjacent to the square and the entrance to the Pulse and will be overlooked by the proposed residential above and the work space on the ground floor.
34. The proposal seeks to provide active uses on all its external facades. Indeed, one of the positive aspects of the proposal is that it establishes a new frontage onto the Square to the rear of 91 Peckham High Street. This arrangement is appropriate for this important civic location and is a pattern which could be encouraged on the neighbouring sites which currently turn their backs onto the Square.

#### Scale, height and massing

35. The development is arranged in two parts. The first seeks to extend the existing Shards Terrace to the east with a modest three/four storey building which wraps around onto Peckham Square and matches the scale and rhythm of the terraced properties. The second is a four/six storey block adjacent to 77 Peckham High Street, a fine stucco-fronted public house and building of significant townscape merit.



36. The two buildings are designed to complement each other, stepping down where they face the context of Peckham High Street and rising to the rear of the site where they establish new frontages onto Peckham Square. The step in scale is appropriate in this context and reflects the more modest scale of Peckham High Street as opposed to the more civic scale of Peckham Square. The large space between the two parts is landscaped to accommodate the reinstated Canal Head route including cycle and pedestrian routes. In this way, the proposal has been arranged sensitively to respond to its urban setting and to reinforce the setting of the library and Peckham Square.
37. The height and massing of the two buildings is appropriate in the context of Peckham High Street and the Rye Lane Peckham Conservation Area. It complies with the guidance in the conservation area appraisal, it repairs the large blank flanks exposed by the earlier loss of buildings, establishes important new active frontages onto Peckham Square, and does not appear overly dominant in this sensitive historic context. In addition the information submitted with the application demonstrates that it will not harm the setting of the listed buildings to the south.
38. The NPPF highlights the importance of heritage assets and requires that developments conserve or enhance heritage assets *and* their settings. Where there is harm to a heritage asset or its setting a development should be refused. In this case the proposal is not considered to cause any harm to heritage assets. Indeed the substantial public benefits of this development, the provision of a substantially improved public route, opening up of views within the conservation area and the significant improvements to the civic setting of Peckham Square, can be taken into consideration in the balance when considering the impact of a development on its historic setting.

#### Detailed design

39. The saved policies of the Southwark Plan reinforce the principles of the NPPF which highlights the importance of good design. Good design is intended to reinforce the character of the context, responding to its urban setting, creating an attractive place. The proposed architectural design is assessed on its fabric, function and geometry.
40. The proposed fabric responds to the historic character of the conservation area. Brick is proposed as a facing material for the main body of the buildings with a pigmented concrete facing with large flush shop windows is proposed for the base and parapet.

Brick is proposed to be used in different ways to reflect the varying nature of the two buildings. On site 1 a band of soldier-coursed brick is used to form the fascia to reflect the commercial character of this building and emphasise the shop frontages. On site 2 a similar full-height band of soldier course brickwork is used on the top floor to give this taller building an appropriate top. A light grey brick has been selected by the architects for the main part of the building to reflect the industrial heritage of the area and this, together with the pigmented concrete and window frames, could be reserved by condition if necessary. The fabric is considered to be appropriate and suitable for this civic location.

41. The design is simple and functional, and expresses the separate parts of the development appropriately. The layout is logical and will shape to the public realm utilising an appropriate industrial warehouse character which is evocative of the area's industrial heritage. This blend of function and geometry complements the scheme appropriately and gives the scheme a confident presence which is appropriate in this civic setting.

#### Removal of arch and impact on heritage assets

42. The proposed development would involve the removal of the existing archway, a modern steel and profiled metal canopy structure, which currently dominates the views of the area especially views of the Square from Peckham High Street. This is the historic heart of the conservation area and the arch, constructed in the 1990s, is not identified as having any particular historic significance. The loss of the arch is therefore considered to cause less than substantial harm to the character and appearance of the conservation area as a whole.
43. The NPPF (2012) sets out how LPA can consider such harm to a heritage asset in paragraph 134, which sets out that less than substantial harm should be weighed against "*the public benefits of the proposal, including securing its optimum viable use*". All this has to be considered in the context of a conservation area, that the removal of arch can only be approved, if the council is satisfied with the quality and design of the scheme that will replace it. Officers are satisfied that, the substantial public benefits of the proposal: the significantly improved Canal Head route; the improvements to Peckham Square; and the significant improvements to the amenity of the conservation area; delivered by the proposed development, can be considered as sufficient justification for the loss of the arch in accordance with the NPPF.
44. The existing historic buildings at nos. 91 and 93 Peckham High Road are proposed to be restored, complete with historic shop fronts, timber sliding sash windows and façade repairs. These improvements are intended to bring 91 and 93 Peckham High Street back to the original condition and could improve the appearance of Shards Terrace as a whole by setting the benchmark for this important frontage.



45. The nearest listed building is across the way at 58 Peckham High Street. This proposal is located across the road and further along Peckham High street and does not affect the setting of this important listed building. On the opposite side of Peckham High road towards Rye Lane, is the former Jones and Higgins building, a local landmark with its distinctive clock tower and noted in the conservation area appraisal. This proposal, especially the proposed removal of the arch, is likely to open up views of this historic building from the library in Peckham Square as well as increasing the visual connection between Rye Lane, Surrey Canal Walk and Peckham Square in accordance with policy 29 of PNAAP.

#### Public realm

46. The public realm associated with this proposal is comprehensive and encompasses not just the spaces around the proposed buildings but also Peckham Square – including the leisure centre frontage – and could help give this place a consistent treatment whilst addressing the varied requirements of resident, visitors and students including pedestrians and cyclists.
47. The proposed development will result in a reduction in the total area of public realm from 2181.49sqm to 1818.76sqm. This is due to the proposed development partially infilling space that is currently covered by or directly adjacent to the arch. This is considered to be acceptable as the alterations are designed to bring wider benefits to the square through the provision of buildings with active frontages around the square, encouraging more activity within the northern section of the square and increase in the area of public realm around the existing congested crossing on Peckham High Street.
48. The eastern edge of the square is currently defined by a chain-link fence adjacent to the rear servicing yard for the properties on the corner of Peckham High Street and Peckham Hill Street. The proposed development would relocate the 'Peckham Peace Wall' from its existing location on the western edge of the square, to the east side adjacent on boundary of the service yard. This will act as a screen over the existing service yard as well as providing a colourful public art backdrop to the proposed seating area in the south east corner of the square.
49. In line with PNAAP policies 2, 5 and 27 the council will continue to support regular markets within the square as well as promoting the space as the focus for cultural events. The intention of the proposals is to increase activities such as these in the northern and central areas of square taking account of the increased footfall anticipated as a result from the drama school and associated works. The section of Peckham Square situated between the current application site and the Mountview

Academy site will be the subject of a formal application which will clarify the layout of this space and how it can be used. This will be subject to public consultation ahead of any planning submission.

#### Design Review Panel

50. The proposal was considered by the Design Review Panel in April 2016 which highlighted the relationship between the proposed new building and the civic area of Peckham including the library. The panel felt that the proposal required the additional justification of an overarching masterplan vision for the square addressing all the different functions the square will have to cater for as well as the disposition of buildings and spaces within it. They asked the designers to undertake a master planning exercise and to use this to inform further design evolution of the scheme.
51. The proposal has been amended to address these concerns. The relationship between the new buildings and the Library has been adjusted to ensure that the route between Peckham Square and Peckham High Street is maximised and the sequence of public spaces they create designed to fit their purpose. In addition, the proposal is accompanied by a landscape masterplan proposal that extends from the Canal towpath and includes Peckham Square as well as the route through to Peckham High Street. The application includes an illustrative landscape masterplan for this sequence of spaces as requested by the DRP and will help define the quality and function of these important public spaces.

#### Conclusion to design matters

52. The proposed development demonstrates a high quality of design which would help fulfil the vision of the square as an important civic space. The removal of the arch and the provision of buildings with active frontages addressing the square and Peckham High Street provide further definition of the space as a public square. The proposed buildings are of a design and scale which responds sensitively to and preserves the significance of the Rye Lane Conservation Area. The alterations to the public realm will improve accessibility within the square as well as providing more space to accommodate high numbers of cyclists and pedestrians that use this space.

#### **Housing**

53. One of the key objectives of the PNAAP is to provide more and better homes within the action area, to maximize housing choice as well as providing appropriate levels of affordable and private accommodation.
54. Core Strategy strategic policy 7 and PNAAP policy 18 requires at least 60% of units to have 2 or more bedrooms and 20% of units to be 3, 4 or 5 bedrooms in the urban zone. The proposed housing mix is for 5 x 1-bed units (26%), 8 x 2-bed units (42%) and 6 x 3-bed units (32%). The proposal would therefore provide an appropriate mix of residential units in accordance with local planning policy arranged across both sites.

	1-bed	2-bed	3-bed
Site 1 (Social rent)	0	3	3*
Site 2 (Private and shared ownership)	5	5	3

\*Two of these are situated within the existing buildings at 91 and 93 Peckham High Street.

55. One wheelchair unit is proposed within site 2. This is a one bedroom unit situated on the fourth floor within the market unit. There is only one lift proposed for this building

whereas two lifts are usually required where wheelchair accommodation is situated above ground floor level. It should be noted that residential design standards state that provision of two lifts is encouraged rather than required. In this instance where there are a limited number of upper floor units and the total number of units within the block proposed is comparatively low at 13. It is considered that such a provision would be acceptable on what is an already constrained site.

#### Affordable housing

56. Policy 17 of the PNAAP requires all developments of 10 or more units to provide 35% affordable housing. This housing should provide an appropriate mix of dwelling types and sizes to meet the identified needs of the area. Development in the Peckham Ward, within which this development is located, should also provide a minimum of 35% private accommodation.
57. The proposed development provides the following mix of tenures and units.

Table 1

	Affordable (Habitable room)	Shared ownership	Private	Total
1-bed	-	1 (2)	4 (8)	5
2-bed	3 (9)	1 (3)	4 (12)	8
3-bed	3 (12)	1 (4)	2 (8)	6
<b>Total</b>	<b>6 (21)</b>	<b>3 (9)</b>	<b>10 (28)</b>	<b>19 (58)</b>

58. The total number of habitable rooms within the proposed development is 58. Of these 30 are for affordable housing purposes equating to 52% provision of affordable housing and 48% provision of private. This is in accordance with the Saved Southwark Plan and policies of the PNAAP and will be secured through the legal agreement.
59. The tenure split of affordable housing should be 70% social rent and 30% Intermediate accommodation. The tenure split of the proposed affordable housing would be 70% social rent and 30% Intermediate by habitable room but a unit split of 66% social rent and 34% Intermediate. In this instance due to the low number of units concerned and the higher proportion of larger affordable units it would be difficult to achieve a full policy compliant split by unit and therefore the current proposal is considered to be acceptable.
60. The applicants have submitted an executive summary of the proposed financial viability of the project. This highlights that the proposed development as a result of the level of affordable housing proposed and associated build costs would have a negative residual land value. There is however clarification within the document which confirms that the deficit shown is as a result of the primary objective for the residential being the delivery of affordable housing rather than capital receipt. It is therefore assumed that as this is one of the council's applications that the deficit will be made up through the allocation of housing zone funding.
61. The provision of high quality residential accommodation with over 35% affordable accommodation is a key requirement of the PNAAP and one of the key benefits of this proposal.

#### **Quality of residential accommodation proposed**

62. The density range for development within Peckham town centre is 200 - 700 habitable rooms per hectare (hrh). Given the site area includes the southern section of Peckham



Square the density of development in relation to this would be around 210 hrh. Excluding all areas of landscaping around the site and using just the footprint of the buildings would give a density of 880hrh. Where developments exceed the density range such developments would only be permitted where the development achieves exemplary quality of design. The criteria for this are set out within the council's residential design standards and as will be demonstrated below the development is considered to be of an exemplary quality.

63. Saved policy 4.2 of the Southwark Plan asserts that planning permission will be granted provided the proposal achieves good quality living conditions, and includes high standards of accessibility, privacy and outlook, natural light, ventilation, space, safety and security, and protection from pollution. This policy is reinforced by the residential design standards (RDS) with technical update SPD (RDS 2015). Section 2.2 of the SPD sets out the criteria required to be met for high density schemes which include:

- Significantly exceed minimum floorspace standards (both flats and rooms)
- Provide for bulk storage
- Include a predominance of dual aspect units in the development
- Exceed the minimum ceiling height of 2.3 metres required by the Building Regulations
- Have natural light and ventilation in kitchens and bathrooms
- Exceed amenity space standards
- Meet good sunlight and daylight standards
- Have excellent accessibility within dwellings including meeting Approved Document M of the Building Regulations (M4(2) standard for all non wheelchair homes
- Minimise corridor lengths by having increased number of cores.

Table 2

<b>Unit</b>	<b>Overall unit sizes proposed (sqm)</b>	<b>SPD minimum sqm</b>	<b>Amenity Space Proposed sqm</b>	<b>SPD minimum sqm</b>
1-bed	50 - 60	50	4.5	10
2-bed	62 - 75	61 (3p)/71 (4p)	6 - 8	10
3-bed	89 - 131	74 (4p)/ 85 (5p)/95 (6p)	10	10

64. The proposed residential units would all equal or exceed the minimum unit size requirements set out in the council's RDS. All of the units would include internal storage space while corridor lengths are minimised with no more than 3 units accessed from each core on each floor.

#### Aspect and outlook

65. 15 out of the 19 residential units of the proposed development would have a double or triple aspect. There are 4 single aspect east facing units are proposed and there will be no single aspect north facing units. The provision of 79% dual or triple aspect units would deliver a clear predominance of dual aspect units which is a key requirement of exemplary residential quality, and is a particularly positive aspect of the design.

### Privacy and overlooking

66. The council's RDS has in place restrictions which seek to maintain appropriate levels of privacy for prospective residents. The proposed residential units will all have acceptable levels of privacy and there will be no directly facing habitable room windows. There is a one bedroom unit with a window facing directly onto the communal amenity space the fourth floor level of building 2. This would not be the primary window through to this unit and is marked as obscured glazed on the proposed plans to restrict any detrimental impact on privacy of prospective residents.

### Amenity space

67. All of the proposed new units will have access to private amenity space in the form of roof terraces and inset balconies. The proposed 3-bedroom units will each have access to a minimum of 10sqm of private amenity space. A communal roof terrace is also proposed on the fourth floor of block 2 which will provide communal amenity space for the residents of this block and has an area of 67sqm. The converted and refurbished units at 91 and 93 Peckham High Street would not have any private amenity space. These units are oversized in terms of internal floor space as they are existing buildings within the conservation area it would not be possible to provide suitable amenity space for these units without have an adverse impact on the character and appearance of the property.
68. The proposed development has a child yield of 9 children with the consequent child play space requirement of 90sqm. There is no opportunity to provide this on site but it is noted that there are facilities within 300m of the site within Sumner Road Park. A financial contribution has been agreed with the applicants to go towards making improvements to existing play space in the surrounding area.

### Conclusion on residential quality

69. The proposed development provides accommodation that in the majority is considered to be of an exemplary standard. Of particular note is:
- The proportion of over-sized units
  - All proposed new residential units have access to private amenity space with 10sqm for family units
  - The predominance of dual aspect units with no single aspect north facing units
  - The limited number of units access from each core.

### **Impact of proposed development on amenity of adjoining occupiers and surrounding area**

70. Policy 3.2 'Impact on amenity' of the Southwark Plan states that planning permission for development will not be granted where it would cause a loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. Furthermore, there is a requirement in policy 3.1 'Environmental effects' to ensure that development proposals will not cause material adverse effects on the environment and quality of life. Strategic policy 13 'High Environmental Standards' of the Core Strategy requires developments to avoid amenity and environmental problems that affect how we enjoy the environment in which we live and work. The nearest neighbouring properties are those situated on the upper floors of the neighbouring properties on Peckham High Road. To the west of site 2 above the Kentish Drivers public house, to the east of site one above the neighbouring commercial units and to the south on the upper floor of the units on the opposite side of Peckham High Street.

### Daylight and sunlight

71. The Building Research Establishment (BRE) 2011 guidelines – ‘Site Layout Planning for Daylight and Sunlight: a guide to good practice’ covers amenity requirements for sunlight and daylight to buildings around any development site. The introduction to the guidelines state: -
 

*"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the developer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design."*
72. The amount of light available to any window depends upon the amount of unobstructed sky that can be seen from the centre of the window under consideration. The amount of visible sky and consequently the amount of available skylight is assessed by calculating the Vertical Sky Component (VSC) at the centre of the window.
73. The amount of light available to any window depends upon the amount of unobstructed sky that can be seen from the centre of the window under consideration. The amount of visible sky and consequently the amount of available skylight is assessed by calculating the VSC at the centre of the window.
74. If the VSC is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. The guidance states that If the vertical sky component with the new development in place is both less than 27% and less than 0.8 times its former value (more than a 20% reduction), then occupants of the existing building will notice the reduction in the amount of skylight. The VSC calculation only measures light reaching the outside plane of the window under consideration, so this is potential light rather than actual. Depending upon the room and window size, the room may still be adequately lit with a lesser VSC value than the target values referred to above. The guidelines advise that bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines also suggest that where layouts of existing neighbours are known that the distribution of daylight within rooms is reviewed although bedrooms are considered to be less important.
75. Paragraph F6 of the BRE guidelines (page 62) states that when assessing loss of daylight to an existing building the VSC methodology is generally recommended.
76. A daylight and sunlight report has been prepared by Malcom Hollis consultants for the application site and assesses the proposed development against the Building Research Establishment’s (BRE) guidelines. The adequacy of daylight received by existing neighbouring dwellings was measured using the VSC method of measurement. The VSC analysis has been undertaken in relation to the residential properties on Peckham High Street.
77. The VSC analysis tested the impact on 77 neighbouring windows. 75 of these will retain a VSC level of greater than 80% of the existing value. 2 windows situated on the flank wall of the Kentish Drovers building will experience significant decline in VSC to very low levels. However this level of impact is acceptable as the rooms which these windows serve are non-habitable rooms. The upper floor window is a window through to a hall in the upper floor flat while the ground floor window is through to the ground floor public house.

78. The applicants have also assessed the impact of the proposed development on sunlight levels through to neighbouring properties. The requirements for protecting sunlight to existing residential buildings are set out in section 3.2 of the BRE guidelines. A good level of sunlight will be achieved where a window achieves more than 25% APSH, of which 5% should be in the winter months. When sunlight levels fall below this suggested recommendation, a comparison with the existing condition should be undertaken and if the reduction ratio is less than 0.2, i.e. the window continues to receive more than 0.8 times its existing sunlight levels, the impact on sunlight will be acceptable. The BRE guidelines also limit the extent of testing for sunlight to where a window faces within 90 degrees of due south.
79. The daylight and sunlight assessment by Malcolm Hollis consultants examines the impact of the proposed development on 21 windows that face within 90 degrees due south of the proposed development. The analysis demonstrates that all windows will experience reductions in line with BRE guidelines. Therefore the proposed development will have an acceptable impact on sunlight through to neighbouring properties.
80. Accordingly the proposed development is considered to have an acceptable impact on the amenity of neighbouring residents in terms of daylight and sunlight.

#### Outlook and privacy of neighbouring properties

81. Paragraph 2.8 of the residential design standards SPD states that a minimum separation distance of 21m should be secured at the rear of the building to ensure that there will be no detrimental impact from loss of privacy and outlook. The SPD states that where the minimum distances cannot be met, the applicants must provide justification through the design and access statement.
82. There are no directly facing habitable room windows of neighbouring developments to the rear of the proposed residential development. The nearest directly facing habitable room windows are those on the first floor of the properties on the opposite side of Peckham High Road to the front. These will be situated over 12m apart which is considered to be an acceptable distance for the maintenance of privacy for residents.

#### Noise

83. The proposed residential units are located next to Peckham High Road which forms part of the Transport for London Road Network and is a busy route into the centre of London from the South East. The proposed residential units will all have acceptable internal noise levels subject to compliance with appropriately worded conditions. Environmental Protection Officers have expressed concern that five of the private balconies at the first to fourth floor of site 1 would experience noise levels above the recommended 55dBA for external private amenity space. However this is acceptable when considered in light of the wider benefits of the proposed development, and given all other external private amenity space would comply. It is also considered that the benefits of private external amenity space also outweigh the harm from high external daytime noise levels.

#### **Transport issues**

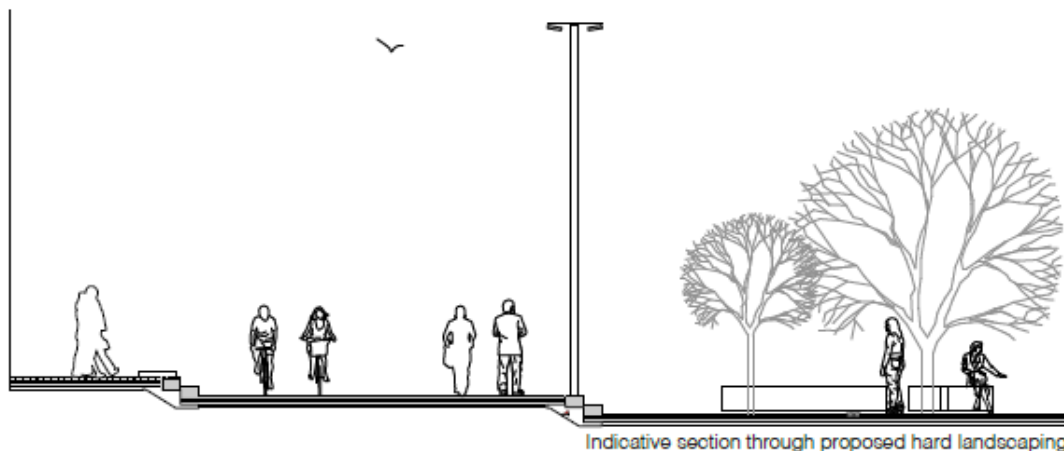
84. Saved policy 5.1 of the Southwark Plan seeks to ensure that development is located near transport nodes, or where they are not it must be demonstrated that sustainable transport options are available to site users, and sustainable transport is promoted. In addition, saved policy 5.6 of the Southwark Plan requires development to minimise the number of car parking spaces provided and include justification for the amount of car parking sought taking into account the site Public Transport Accessibility Level

(PTAL), the impact on overspill car parking, and the demand for parking within the controlled parking zones.

85. PNAAP policy 11 states that development:
- Provide and promote linkages that are safe, attractive, direct and convenient for pedestrians and cyclists throughout the action area
  - Be designed so that the built form and general layout positively contributes to wayfinding
  - Provide convenient, secure cycle parking that meets or exceeds the minimum standards in our development plan, including our borough-wide policies and London Plan policies
  - Contribute towards strategic and local transport improvements through community infrastructure levy and/or section 106 planning obligations.
86. The proposed development is within Peckham Town Centre and is in a highly accessible location PTAL 6b. The site is situated on the northern side of controlled crossing on Peckham High Street and the thoroughfare into the square is well used by cyclists going from Rye Lane to Surrey Canal Walk to access safe cycling routes towards central London. In addition to this there is a strong pedestrian movement across the square from Rye Lane and Peckham High Street to Peckham Hill Street.
87. The architects have provided details of survey information undertaken to assess movements of cyclists and pedestrians at peak times through the square. They identified that the peak flows north for cyclists occur between 0730-0900 hrs on a normal weekday and that peak flows south occur between 17.15-18.30hrs. During these hours there can be conflict between pedestrians and cyclists where the cycle and pedestrian routes merge adjacent to the crossing at the bottom of the ramp into the square and within the square. The movement analysis also identifies pedestrian and cycle routes east-west across the square from Peckham Hill Street to Melon Road although these are not used to the same extent as the north-south cycling route and the south east pedestrian route.
88. It would not be possible to completely resolve these issues under this application as the conflict occurs as a result of wider issues surrounding vehicular, cycling and pedestrian movements through Peckham. The council in conjunction with TFL will be examining these issues further in due course and TFL are currently preparing plans for a £5million pilot project to improve the overall pedestrian experience in the town centre while seeking to identify innovative and creative approaches to reduce pedestrian casualties in the town centre.
89. However it is necessary to ensure that the proposed development does not exacerbate these issues and that the design and layout of the development can contribute to improving such conditions so that the proposals can comply with the requirement to “provide and promote linkages that are safe, attractive, direct and convenient for pedestrians and cyclists throughout the action area”.
90. The existing problems partly occur as a result of the narrow width of the pavement on the north side of Peckham High Street adjacent to the toucan crossing, where both pedestrians and cyclists congregate. The proposed set back of building 2 by 9.5m from the neighbouring building and the levelling of the access into the square would create a much larger area of level public realm adjacent to the crossing. This would be beneficial as it provides more space within which pedestrians and cyclists can manoeuvre as well as providing scope for improvements at the crossing that could be delivered through the Peckham town centre safety scheme.
91. The main route through the square for cyclists will contain ‘ribbed’ areas of paving at

decreasing intervals to help signal and slow cyclists passing through the square. TFL have noted that this in conjunction with the proposed 'dog leg' would help naturally slow cyclists without unduly inconveniencing them. The council have wider aspirations for the square beyond the existing arrangements and outside of the realm of this planning application. These include providing an alternative into the square from Melon Road to the west, which may further reduce the potential for conflict between cyclists and pedestrians.

92. In addition to this as the main pedestrian flow is across the square towards Peckham Hill Street the proposed layout of the square is designed to make the south east corner more attractive to pedestrians and less so for cyclists. This space would retain existing tree planting which would be supplemented with additional tree planting and the installation of benches. The boundary of this space would be defined by two steps down from the main north south route through the square and from the library. There would also be a ramp from Peckham High Road adjacent to the proposed gallery.



### Parking

93. The PNAAP policy 15 states that in Peckham core action area residential development will be encouraged to be car free, aside from the provision of parking for disabled spaces and car club spaces. The proposed development is considered to be in an appropriate location for car free development. The applicants have confirmed that the proposed development will be car free. This will be secured through an appropriately worded condition. In order to encourage more sustainable modes of transport the applicants have provided a draft travel plan and have committed to funding access to car club membership for prospective residents for a minimum of 3 years. These will be secured through the legal agreement.

### Cycle parking

94. Cycle parking is provided for all residents in accordance with London Plan requirements of 2 spaces for every unit with 2 or more beds and 1 space for each 1-bed unit. The cycle parking is provided adjacent to the residential cores on each site. Cycle parking for the gallery requires the provision of 1 space per 8 staff members and 1 space per 100sqm while the commercial and office space would require 1 space per 90sqm. This provides a cycle parking requirement of 15 spaces for Site 1 and 15 spaces for site 2. The proposed provision would be 16 spaces for site 1 and 22 spaces for site 2 which would exceed London Plan requirements. Full details of the spaces will be secured by condition.

### Waste management/servicing

95. Both sites have frontages onto Peckham High Road, which forms part of the TFL

Road Network (TLRN) and are immediately adjacent to the crossing which provides access to and from Rye Lane. As no servicing is permitted from Peckham High Road and there are no servicing points on the square, both sites require separate servicing arrangements.

96. The existing residential accommodation at Nos. 91 and 93 Peckham High Road have a collection which occurs on street. While the existing commercial units below these have their bins collected from the square. For site 1 the refuse storage area is situated at the rear of the site for the commercial use. The bins would need to be moved on collection day to and from the existing collection point for neighbouring bins adjacent to Peckham Hill Street. The applicants have confirmed that arrangements for this will be secured through the lease.
97. At site 2 both commercial and residential bins will be collected from the rear similar to the arrangements for the residential and commercial units within the neighbouring Kentish Drovers site. The storage space will be within 9m of the collection point for vehicles accessing this from Melon Road via the Pulse leisure centre car park.
98. Full details of the servicing will be secured through a delivery and servicing management plan to be secured through the legal agreement. In addition to this a construction management plan will also be required to ensure that the impacts during construction are appropriately managed.

#### **Impact on trees**

99. Saved policy 3.13 of the Southwark Plan requires a high quality streetscape and landscaping to be delivered. Policy 7.21 of London Plan states that existing trees of value should be retained and any loss as the result of the development should be replaced following the principle of the 'right place, right tree'. Wherever appropriate the planting of additional trees should be included in new developments particularly large canopied species.
100. An arboricultural survey has been submitted with the planning application. This identifies six trees on or in the vicinity of the site that would need to be removed to accommodate the proposed buildings. A further four trees within the south east section of the Square will be retained and will need to be protected during construction.
101. Trees T2 - T5 are situated along the western edge of the square adjacent to the Kent Drovers public house, and would need to be removed to accommodate the building on site 2. These trees are all Norway Maple trees and are considered to be of moderate quality. T1 (Cherry) on the western boundary and T6 to the rear of 93 Peckham High Road area lower quality trees and will also have to be removed to make way for construction. The removal of these trees is considered to be acceptable subject to replacement planting being secured through an appropriate legal agreement.
102. The applicants have proposed replacement tree planting which will help mitigate the loss but there is insufficient space to fully mitigate the loss within the development site. In order to adhere to London Plan policy requiring no net loss of canopy cover, the shortfall should be provided for planting within the vicinity of the development and secured through an appropriate legal agreement. In this situation additional planting will be required within the Library Square and along Surrey canal walk. In addition to this, root protection measures will be secured by condition to ensure that there is no detrimental impact on trees to be retained on the development and neighbouring sites.

## Planning obligations

103. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail. While Southwark's CIL will provide for infrastructure that supports growth in Southwark. In this instance a Mayoral CIL payment of £82, 697 and a Southwark CIL payment of £88, 706 are due.

104. The following financial contributions will be secured in the legal agreement:

Archaeology contribution: £3,389  
 Contribution towards childrens play space: £13,950  
 Contribution for replacement tree planting: £6,468  
 Carbon offset: Green Fund: £18,207

Total: £ 42,014  
 Admin charge (2% of total) £ 841

### **Overall Total: £ 42,855**

105. In addition, the following non-financial contributions would be secured within an appropriate legal agreement:

- Affordable housing units: The nine dwellings (1 x 1 bed; 4 x 2 bed; 4 x 3 amounting to 30 Habitable Rooms) to include the social rented units and the intermediate units
- Standard review mechanism and deferred affordable housing scheme
- Car club - car club membership for three years for each eligible resident
- Section 278 work including:
  - Repaving of the Square and from Odessa Street with granite setts, clay pavers and concrete paving slabs to be agreed prior to construction
  - Repaving of pavement on Peckham High Street to be agreed with TFL
  - Planting of trees on highway
  - Upgrade street lighting if not to current LBS standards for the square
  - Details of servicing arrangements from Peckham Hill Street.

106. The council has an ambitious programme of housing delivery that will be achieved through the Hidden Homes Project, Direct Delivery and the Southwark Regeneration in Partnership Programme (SRiPP). The intention is that the housing will either be delivered by the council as developer or in development agreement with a third party developer. Given that the council cannot be a signatory to a section 106 agreement when taking the role as developer (or interested party in the role as developer), the housing being delivered by the aforementioned projects must be secured by way of a planning obligations agreement which will be a form of unilateral undertaking. The planning obligations agreement will secure the same provisions as a section 106 agreement with the distinction being that it allows the council to be a signatory to the



agreement as a developer (or interested party in the role as developer). The planning obligations agreement will bind the council and any future party with an interest in the land and as such provides the security of a section 106 agreement on schemes where there will be a development partner where the council is unable to enter into a section 106 agreement. This is the approach that will be taken on the relevant Hidden Homes Project, Direct Delivery and SRiPP schemes going forward. All other applications for development outside of these two projects will continue to be subject to a full section 106 agreement.

107. In the event that a satisfactory legal agreement has not been entered into by 31 January 2017 it is recommended that the Director of Planning refuses planning permission, if appropriate, for the following reason:

The proposal, by failing to provide for appropriate planning obligations secured through the completion of a planning obligations agreement, fails to ensure adequate provision of mitigation against the adverse impacts of the development through projects or contributions in accordance with saved policy 2.5 'Planning Obligations' of the Southwark Plan (2007), strategic policy 14 'Delivery and Implementation' of the Core Strategy (2011), policy 8.2 'Planning obligations' of the London Plan (2015) and the planning obligations and Community Infrastructure Levy SPD (2015).

### **Sustainable development implications**

108. The London Plan policy 5.2 sets out that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy - Be lean: use less energy; Be clean: supply energy efficiently; Be green: use renewable energy. This policy requires development to have a carbon dioxide improvement of 35% beyond Building Regulations Part L 2013 as specified in Mayor's Sustainable Design and Construction SPG.
109. An energy strategy has been submitted with the application. This provides an assessment of the improvements that can be achieved beyond Building Regulations Part L 2013 in accordance with the energy hierarchy. This calculates that the proposed development will have total CO<sub>2</sub> emissions of 40.9 tonnes per annum. The strategy sets out that despite the development applying a number of passive design and energy efficiency measures together with the provision of photo voltaic (PV) panels, it is only possible to achieve a reduction in CO<sub>2</sub> emissions of 4.2 tonnes per annum. This amounts to 10% over building regulations part L 2013 baseline and would leave a shortfall of 10.125 tonnes per annum to bring it up to policy requirement of 35% beyond Building Regulations Part L 2013.
110. Policy 5.2 of the London Plans states that where developments cannot achieve this policy requirement, mitigation will be required in the form of an in-lieu payment to be placed in a Green Fund. The applicants have confirmed that a contribution will be provided in accordance with the calculation set out in the council's section 106 planning obligations and Community Infrastructure Levy (CIL) SPD. The council's Core Strategy states that community facilities such as the gallery should achieve a minimum BREEAM level of 'very good' while all other non-residential development should achieve BREEAM level 'excellent'. The applicants have confirmed that BREEAM 'very good' can be achieved for the gallery space in accordance with the policy.

### **Other matters**

#### **Air quality**

111. The site is located within an Air Quality Management Area. An air quality assessment

has been submitted. The mitigation measures as outlined in this plan should be ensured by way of condition. The construction management plan would also seek to ensure that mitigation is in place to ensure that any construction impacts are minimised.

### **Archaeology**

112. The site is within the Peckham Village Archaeological Priority Zone. The applicants have submitted a desk-based archaeological assessment that adequately summarises the archaeological potential of the site. This has been reviewed and provides a detailed account of the archaeological significance of the site in accordance with relevant standards and guidance.
113. The assessment recommends an archaeological watching brief during ground works associated with the proposed development. This along with details archaeological reporting will be secured by condition.

### **Land contamination/groundwater assessment**

114. A desk study was submitted which indicated the presence of contamination at this site. The overall risk of ground contamination presented by this site is low to moderate and locally moderate in the area of proposed soft landscaping. The full extent of contamination has not been established and so it is recommended that conditions be applied which would ensure that the risks from land contamination to the future users are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers and neighbours.

### **Ecology**

115. Saved policy 3.28 of the Southwark Plan states that the local planning authority will take biodiversity into account in its determination of all planning applications and will encourage the inclusion in developments of features which enhance biodiversity, requiring an ecological assessment where relevant. This is reinforced through policy 19 of the PNAAP which requires new development to improve the overall greenness of the area, through the planting of street trees, creating living roofs and walls, and providing habitats for wildlife which increase biodiversity; major new developments should provide opportunities for food growing and how the proposal would meet these requirements should be demonstrated at application stage.
116. The applicants have submitted an ecological assessment during the course of the application. This is considered to be of a satisfactory quality and no further surveys are required. The ecological assessment provides recommendation for enhancements to ecology of the site through bird and bat boxes, these will be secured through appropriately worded conditions.

### **Flood and drainage**

117. During the course of the application the council's flood and drainage team identified the site as being within a critical drainage area and that as such a Flood Risk Assessment (FRA) should be prepared to consider flood risk from all sources. The FRA and Drainage Strategy has been prepared by WYG and was submitted on 21 October 2016. This identifies the only flood risk source as surface water flooding. Mitigation measures are proposed within this to limit surface water discharge as well as providing a below ground tank to retain excess run-off within the site for all rainfall events up to an including the 1 in 100 year event.

### **Conclusion on planning issues**

118. The application proposes a policy compliant mix of cultural, employment and residential floor space within Peckham town centre, in accordance with the vision and objectives of the Peckham and Nunhead Area Action Plan. The increase in activity fronting onto the square will help define the southern edge of the square and would in conjunction with existing and proposed uses further establish the Square as the 'civic heart' for Peckham. The proposed new buildings and alterations to existing are of scale and design which respects the Rye Lane conservation area. An above policy compliant level of affordable housing is proposed and all residential accommodation is considered to be of an exemplary quality. The proposed development therefore accords with the objectives of the PNAAP of creating an accessible distinct and vibrant town centre for Peckham that meets the needs of local residents and is a destination for visitors.
119. Taking account of the above, it is considered that, in line with the NPPF, there is no substantive reason to withhold planning permission. Therefore it is recommended that planning permission be granted, subject to completion of a legal agreement.

### **Community impact statement**

120. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- a) The impact on local people is set out above.

### **Consultations**

121. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

122. Details of consultation responses received are set out in Appendix 2.

### Summary of consultation responses

123. Representations from the occupiers of 95 properties have been received objecting to the proposals. Many objections cite support for the principle of redeveloping the site, but raise concerns regarding the specific nature of the proposals.

### Objections

124. Objections have been received in relation to the following matters:
- Loss of the arch as an architectural feature of Peckham
  - Loss of space under arch as a community meeting space
  - Loss of community square/public space
  - Proposed design of buildings fails to complement the existing square.
  - Proposed design of replacement buildings would not mitigate against loss of iconic arch
  - Narrowing of the entrance to the square will be detrimental to pedestrian and cycle movements
  - Unsustainable to remove relatively recent developments

- Scale and design could crowd out existing library building
- Building High rise flats will make square more enclosed and ruin open outlook of square
- Provision of family housing on square will reduce use for social and performance space
- Residential not appropriate in this location due to noise
- Flattening of ground will result in increase speed of cyclists causing harm to safety of pedestrians
- Increased congestion from prospective residents
- Too little commercial civic space proposed which will harm vitality of area.

#### Letters of support

125. Four comments in support have been received however in comments from objectors it has been noted that the proposal provides to following improvements:

- Provision of high quality re-surfacing for square
- Installation of additional lighting
- Planting of additional trees
- Recognise the need for new housing
- The proposal opens up the space well and makes Rye Lane more inviting
- Proposal makes better use of the space
- Proposal massing and landscaping are appropriate.

#### Archaeology

126. The site is within the 'Peckham Village' Archaeological Priority Zone (APZ). The applicants have submitted a desk based assessment (DBA) with this application by AB Heritage dated June 2016 (AB Heritage Project No: 10774). Officers concur with the recommendations of the AB Heritage report that an archaeological watching brief is required during ground works associated with the proposed development. Conditions should be applied to secure a watching brief and archaeological reporting.

#### Ecology

127. This application has been reviewed with regard to ecology. The ecology survey and bat survey report is fine. The report makes recommendations for ecological enhancement. Conditions are recommended to secure these.

#### EPT

128. Concerns are expressed in relation to the noise levels on the private balconies of units on site 2. In the event that planning approval is granted conditions will be required in relation to internal noise levels, protection from vibration, contamination, external lighting, land contamination and construction management.

#### Flood and drainage

129. We have reviewed the documentation provided and have the following comments:

- The site is located within a critical drainage area (i.e. an area at higher risk of surface water flooding). We generally expect flood risk assessments to be provided for developments within CDAs, in line with NPPF guidelines. The FRA should consider flood risks from all sources
- The London Plan (2015) requires that all new developments limit surface water runoff to the equivalent greenfield runoff rates. Based on the information

provided, no consideration has been given to reducing the runoff as part of this development. Use of sustainable drainage systems (SuDS) should be considered as part of this scheme, especially given as there appears to be sufficient space available to use SuDS.

130. We would recommend that the comments above are passed to the applicant for consideration. We would recommend that a FRA is provided, and the design altered to include SuDS. We would be happy to discuss our comments with the relevant persons.

#### Highways

131. Construction Management Programme to be secured by condition. Further details of space between the two buildings where it joins with Peckham High Road will require careful consideration to ensure compliance with TFL and Southwark standards.
132. As servicing points are off site these will need to be secured through section 278.

#### Local economy team

133. An informative should be attached for the developer to be aware that council continues to look for opportunities for employment and apprenticeships in its developments regardless of size, therefore to contact LET on how this might be achieved.

#### Peckham Society

134. The Peckham Society wishes to object to the demolition of the Peckham arch for these reasons:
1. The Peckham arch is generally agreed to be an important part of Peckham. The images of the arch and Peckham library form the front cover of English Heritage's 2009 Historic Area Assessment of Central Peckham.
  2. Page 67 of the same document indicates why this image might have been selected: "Peckham Square (was) conceived as the centrepiece of the revitalisation programme requiring the demolition of 79 - 83 and 85 - 89 Peckham High Street. This new public space was given a steel land timber flattened arch, designed by Troughton McAslan". This publicly funded programme, in the depths of the early 1990s recession was necessary because commercial attempts had failed, and it led to so much more. Troughton McAslan were then, and remain, one of Britain's foremost architectural practices, and this arch was carried out quite early in their career. It is an important part of Peckham's social and economic history, and Peckham and Britain's architectural history.
  3. In the light of the demolition of so much historic fabric to create the arch, it is perverse to subsequently remove it and close up the terrace again.
  4. Peckham Square has become a well used civic space, hosting activities including the farmers' market, Christmas nativity play, many choirs, which could not be accommodated elsewhere. Its popularity as a civic space made it an appropriate location for the Peace Wall.
  5. It is a powerful gateway to Peckham, framing the Jones and Higgins tower. (see attached illustration).

6. The Peckham Society fully supports housing development, but this site has far too great significance, architecturally, historically, and as a public space.

### Transport for London

7. Further to the site visit yesterday, thanks to all who attended; it was extremely useful to see the site in context and hear first hand on how the design of the square was developed, and in particular hearing about the recently permitted Mountview Academy of Theatre and Arts that I wasn't aware of. My conclusions from the site visit are as follows, taking the key issues I raised in my response in no particular order:

1. Cycle access - As was clear from the visit, the square is a strong cycle desire line and is on cycle route LCN 22. Therefore it was good to hear and see that cyclists are accommodated in the design – this wasn't clear from the application drawings. Inevitably there will be a degree of conflict between cyclists and pedestrians in this location, and it seems the proposal is an appropriate response i.e. to try to design for, rather than seeking to restrict cyclists. Creating a 'dog leg' for cyclists here between the route across the square and the toucan crossing seems sensible, in order to naturally slow cyclists without unduly inconveniencing them. It will certainly have the potential to be an improvement over the current unclear arrangements. I note the aspiration to provide an alternative cycle route via for example Melon Road, which has the potential to reduce cycle demand across the square. The issue of acceptability of shared surface, as opposed to a delineated route, is clearly for the Council to decide. I therefore have nothing further to say on this point.
2. Footways on Peckham High Street - The additional circulating space by the Toucan crossing, provided by moving the peace wall and setting back building 2, seems a sensible idea, as this is obviously where the greatest concentration of cyclists and pedestrians will be. It will also provide scope for improvements at the toucan crossing that could be delivered through the Peckham town centre safety scheme. Rear access to building 2 for cyclists is not as convenient from the front (i.e. Peckham High Street), but I understand the desire not to have building entrance on the Peckham High Street frontage where there will be a high cycle/pedestrian interaction anyway.

The potential for building line set back on site 1 is I acknowledge limited particularly as two buildings are being refurbished, and the existing art centre essentially replaced 'like for like' in terms of footprint. This side of the square does not have the same degree of footfall as the western side, so the lack of set-back is probably unlikely to have any implications for pedestrian comfort on Peckham High Street. You also explained the desire to re-create the historic building line in the conservation area, which is understood.

More generally, I wasn't aware of the plans to move the 'centre of activity' for the expanded square, away from the arch. This seems sensible as it reduces the risk of congestion on the Peckham High Street frontage, leaving the footway here as a linear route, rather than a circulating/spill-over space.

My conclusion from this is that there is unlikely to be an unacceptable adverse impact on the TRLN in terms of increased safety risk or reduced pedestrian amenity.

3. Service bay off Peckham Hill Street – widening entrance - It was clear from the site visit that this bay is unlikely to see intensive use, and will have the benefit of taking refuse vehicles off Peckham Hill Street. Given the entrance/exit already crosses the end of the bus cage and traffic on Peckham Hill Street has

priority, there is unlikely to be any significant adverse impacts on the operation of the bus stop; exiting service vehicles will have to wait if there are multiple buses in the stop the entire length of the cage. Also, visibility for exiting vehicles is less of an issue as it is at the tail end of the stop.

8. The other issues, for example construction access, servicing and tie-in to Peckham High Street can I feel be dealt with by condition/section 106.

### Human rights implications

9. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
10. This application has the legitimate aim of providing mixed-use redevelopment including residential, commercial and community uses. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2516-91 Application file: 16/AP/3075 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 3920 Council website: www.southwark.gov.uk

### APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

**AUDIT TRAIL**

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Robin Sedgwick, Senior Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	26 October 2016	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		27 October 2016



## APPENDIX 1

## Consultation undertaken

**Site notice date:** 05/08/2016

**Press notice date:** 11/08/2016

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:** 05/08/2016

**Internal services consulted:**

Ecology Officer  
 Economic Development Team  
 Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]  
 Flood and Drainage Team  
 HIGHWAY LICENSING  
 Highway Development Management  
 Housing Regeneration Initiatives  
 Waste Management

**Statutory and non-statutory organisations consulted:**

Historic England  
 London Fire & Emergency Planning Authority  
 Metropolitan Police Service (Designing out Crime)  
 Transport for London (referable & non-referable app notifications and pre-apps)

**Neighbour and local groups consulted:**

114 Parkway London NW1 7AN	64 Pennethorne Road Peckham SE15 5TQ
Flat 8 Roman House SE15 5RS	27 Barforth Road Peckham se153ps
Flat 6 Roman House SE15 5RS	54 Hooks Close London SE15 2TP
Flat 4 Roman House SE15 5RS	28 Kendall Road Beckenham BR34PZ
Flat 5 Roman House SE15 5RS	44 Waghorn Peckham Se15 4jz
Flat 9 Roman House SE15 5RS	42 Howden St Peckham Se15 4jz
107 Peckham High Street London SE15 5RS	14 Gaumont House Staffordshire Street SE15 5TS
10 Melon Road London SE15 5QN	162 Peckham Rye London SE229QH
78 Peckham High Street London SE15 5ED	103 Friern Road London
93 Peckham High Street London SE15 5RS	66 Marmont Road London SE15 5TE
105 Peckham High Street London SE15 5RS	66 Marmont Road London SE155TE
Flat 3 Roman House SE15 5RS	12 Pioneer Centre London Se15 2ee
71-79 Peckham High Street London SE15 5RS	140 Glengall Road London se15 6rr
90 Peckham High Street London SE15 5ED	19 Waveney Ave London SE15 3UF
126 Peckham Hill Street London SE15 5JT	Flat 7 77a Peckham High Street SE15 5RS
95 Peckham High Street London SE15 5RS	Flat 3 St Giles Tower Gables Close Se5 7qe
Flat 1 Roman House SE15 5RS	166 Peckham Rye London SE22 9QH
Flat 2 Roman House SE15 5RS	64 Pennethorne Road London SE15 5TQ
Flats Above 74 Peckham High Street SE15 5ED	Flat 9 7 Havil St Se5 7ls
97 Peckham High Street London SE15 5RS	40 Demand Rd London Se15 5nr
99 Peckham High Street London SE15 5RS	178 Peckham Rye Peckham SE22 9QA
107a Peckham High Street London SE15 5RS	1-3 Lower Rowling Cottages Goodnestone CT3 1PU
Ground Floor Flat 126 Peckham Hill Street SE15 5JT	140 Peckham Rye London SE22 9QH
103b Peckham High Street London SE15 5RS	44 Waghorn Peckham SE15 4JZ
103a Peckham High Street London SE15 5RS	Flat 46 30 St James Road Se15 4qt
Flat 4 126 Peckham Hill Street SE15 5JT	25 Kirkwood Road London SE15 3XT
Flat B 128 Peckham Hill Street SE15 5JT	15 Chadwick Road Peckham SE15 4RA

95b Peckham High Street London SE15 5RS  
 Ground Floor 128 Peckham Hill Street SE15 5JT  
 Second Floor Flat 101 Peckham High Street SE15 5RS  
 Basement And Ground Floor 101 Peckham High Street SE15 5RS  
 76c Peckham High Street London SE15 5ED  
 130 Peckham Hill Street London SE15 5JT  
 130a Peckham Hill Street London SE15 5JT  
 Second Floor 122 Peckham Hill Street SE15 5JR  
 103 Peckham High Street London SE15 5RS  
 91 Peckham High Street London SE15 5RS  
 Flat A 88 Peckham High Street SE15 5ED  
 74b Peckham High Street London SE15 5ED  
 Flat 3 126 Peckham Hill Street SE15 5JT  
 76b Peckham High Street London SE15 5ED  
 Flat 1 126 Peckham Hill Street SE15 5JT  
 74a Peckham High Street London SE15 5ED  
 The Learning Centre Peckham Library SE15 5JR  
 63 Peckham High Street London SE15 5EB  
 Flat C 128 Peckham Hill Street SE15 5JT  
 107b Peckham High Street London SE15 5RS  
 Flat A 128 Peckham Hill Street SE15 5JT  
 One Stop Shop Peckham Library SE15 5JR  
 89 Peckham High Street London SE15 5RS  
 Flat A 76 Peckham High Street SE15 5ED  
 Flat 3 86a Peckham High Street SE15 5ED  
 Front 88 Peckham High Street SE15 5ED  
 Flat 2 86a Peckham High Street SE15 5ED  
 The Kentish Drivers 73-77 Peckham High Street SE15 5RS  
 Flat 1 86a Peckham High Street SE15 5ED  
 Rear 88 Peckham High Street SE15 5ED  
 95a Peckham High Street London SE15 5RS  
 Flat 2 126 Peckham Hill Street SE15 5JT  
 Flat Above 97 Peckham High Street SE15 5RS  
 Peckham Library 122 Peckham Hill Street SE15 5JR  
 Farmers Market Peckham Square SE15 5QW  
 Flat 8 61 Peckham High Street SE15 5EB  
 Flat 9 61 Peckham High Street SE15 5EB  
 65 Peckham High Street London SE15 5RY  
 82 Peckham High Street London SE15 5ED  
 86 Peckham High Street London SE15 5ED  
 80 Peckham High Street London SE15 5ED  
 74 Peckham High Street London SE15 5ED  
 76 Peckham High Street London SE15 5ED  
 Flat 7 61 Peckham High Street SE15 5EB  
 First Floor Flat 86 Peckham High Street SE15 5ED  
 Flat B 99 Peckham High Street SE15 5RS  
 Flat A 99 Peckham High Street SE15 5RS  
 Flat 1 61 Peckham High Street SE15 5EB  
 Flat 5 61 Peckham High Street SE15 5EB  
 Flat 6 61 Peckham High Street SE15 5EB  
 Flat 4 61 Peckham High Street SE15 5EB  
 Flat 2 61 Peckham High Street SE15 5EB  
 Flat 3 61 Peckham High Street SE15 5EB  
 2, Solomons Passage London SE15 3UH  
 18 Oakdale Road London SE15 3BW  
 7 Forester Road Peckham Rye SE15 3PU  
 45 Northfield House Peckham Park Rd se15 6tl  
 Flat 3, 76-8 Montpelier Road Montpelier Road SE15 2HE  
 Flat 4, 1 Peckham Hill St London SE15 6BN  
 4a Cheltenham Road Peckham SE15 3AQ  
 Flat 7, Block J Peabody Estate SE5 7BW  
 36a Bird In Bush Rd Peckham SE15 6rw  
 86 Tower Mill Rd London SE15 6BP  
 27 Denman Road London SE15 5NS  
 5 Launch St London E14 3LT  
 5 Gautrey Road Peckham SE15 2JE  
 26 Pioneer Street London SE15 5QH  
 245 Bellenden Road London SE15 4DQ  
 Friern Road London  
 245 Bellenden Road London SE15 4DQ  
 Fairview Sherston SN16 0LS  
 95 Friary Road Peckham SE15 1PY  
 Friends Of Burgess Park 69 Coleman Road SE5 7TF  
 36a Marmont Road SE15 5TE  
 128 Benhill Road Camberwell SE5 7LZ  
 68 Northern Rd Swindon SN2 1PL  
 112 Roffo Court London Se17 2fp  
 Flat 2 58a Peckham Hill Street SE15 5JY  
 15 Howden St London  
 10b Court Peckham  
 Flat 13 Sarawak Court 47 Consort Road SE15 3SS  
 4 Datchelor Place Camberwell SE57AP  
 44b Pennethorne Road London SE15 5TQ  
 133 Sumner Road Peckham SE15 6JL  
 56 Gowlett Road Peckham Se15 4hy  
 38 Priory Court 1 Cheltenham Road Se15 3bg  
 48 Cheltenham Road Nunhead Se15 3aq  
 31 Trafalgar Avenue London se156np  
 3 Mona Rd London SE15 2JA  
 Flat 10 Ruskin Park House se5 8tq  
 55 Barget Road London SE15 3HW  
 73 Rye Hill Park London se15 3js  
 Flat 14, Daisy Dormer Court Trinity Gardens SL6 1SB  
 109 Bolingbroke Grove London SW11 1DA  
 56 Pennethorne Road Peckham SE15 5TQ  
 3 Helios Road Wallington SM6 7BZ  
 Primrose House Peckham Hill Street SE15 5SS  
 18 Wellfield WS9 8JD  
 22a Geldart Road London SE15 5XA  
 Top Floor Flat 59 St. Mary'S Rd SE15 2EA  
 36 Ashurst Close Anerley Se20 8LY  
 38 Danby Street Peckham Rye SE15 4BU  
 10 Lyndhurst Square London SE15 5AR  
 18 Malfort Road Camberwell SE5 8DQ  
 78 Nutcroft Peckham SE15 4JZ  
 Nutcroft Road East Dulwich  
 Flat 10, 2 Gautrey Road SE15 2JH  
 Flat 14, Daisy Dormer Court, Trinity Gardens London SW9 8DW  
 91 Leontine Close London SE15 1UH  
 Peckham Peckham Rye  
 18 Richland House Goldsmith Road SE15 5SZ  
 13 Kelvington Road London SE15 3EQ  
 3 Credenhill House Ledbury St SE15 1BG  
 113 Cooperative House 263 Rye Lane SE15 4UR  
 Mcdermott Road Peckham SE15 4NW  
 35 Amott Road Peckham Rye SE15 4JD  
 Maxted Road Peckham SE15 4LL  
 542 Warner Rd Se59nb  
 Mcdermott St East Duleich Se154ln  
 East Dulwich Grobe East Dulwich  
 22 Northfield House Peckham Park Road SE15 6TL  
 Nutcroft Rd East Dulwich Se154lp  
 96a Friary Road London SE151PX  
 Fenwick Road Peckham  
 12 Reedham St Peckham SE15 4PH  
 Crofton Road Peckham Se15 3lu  
 Adys Road East Dulwich  
 Dockley Road Bermondsey SE16 4QT

**Re-consultation:** n/a

**APPENDIX 2****Consultation responses received****Internal services**

Economic Development Team  
Flood and Drainage Team

**Statutory and non-statutory organisations**

Historic England  
Metropolitan Police Service (Designing out Crime)  
Transport for London (referable & non-referable app notifications and pre-apps)

**Neighbours and local groups**

Adys Road East Dulwich  
Crofton Road Peckham Se15 3lu  
Dockley Road Bermondsey SE16 4QT  
East Dulwich Grobe East Dulwich  
Fairview Sherston SN16 0LS  
Fenwick Road Peckham  
Flat 10 Ruskin Park House se5 8tq  
Flat 10, 2 Gautrey Road SE15 2JH  
Flat 13 Sarawak Court 47 Consort Road SE15 3SS  
Flat 14, Daisy Dormer Court, Trinity Gardens London SW9 8DW  
Flat 14, Daisy Dormer Court Trinity Gardens SL6 1SB  
Flat 2 58a Peckham Hill Street SE15 5JY  
Flat 3 St Giles Tower Gables Close Se5 7qe  
Flat 3, 76-8 Montpelier Road Montpelier Road SE15 2HE  
Flat 4, 1 Peckham Hill St London SE15 6BN  
Flat 46 30 St James Road Se15 4qt  
Flat 6 Roman House SE15 5RS  
Flat 7, Block J Peabody Estate SE5 7BW  
Flat 7 77a Peckham High Street SE15 5RS  
Flat 9 7 Havil St Se5 7ls  
Friends Of Burgess Park 69 Coleman Road SE5 7TF  
Friern Road London  
Maxted Road Peckham SE15 4LL  
Mcdermott Road Peckham SE15 4NW  
Mcdermott St East Duleich Se154ln  
Nutcroft Rd East Dulwich Se154lp  
Nutcroft Road East Dulwich  
Peckham Peckham Rye  
Primrose House Peckham Hill Street SE15 5SS  
Top Floor Flat 59 St. Mary'S Rd SE15 2EA  
10 Lyndhurst Square London SE15 5AR  
10b Court Peckham  
103 Friern Road London  
103a Peckham High Street London SE15 5RS  
109 Bolingbroke Grove London SW11 1DA  
112 Roffo Court London Se17 2fp  
113 Cooperative House 263 Rye Lane SE15 4UR  
12 Pioneer Centre London Se15 2ee  
12 Reedham St Peckham SE15 4PH  
128 Benhill Road Camberwell SE5 7LZ  
13 Kelvington Road London SE15 3EQ

1-3 Lower Rowling Cottages Goodnestone CT3 1PU  
133 Sumner Road Peckham SE15 6JL  
14 Gaumont House Staffordshire Street SE15 5TS  
140 Glengall Road London se15 6rr  
140 Peckham Rye London SE22 9QH  
15 Chadwick Road Peckham SE15 4RA  
15 Howden St London  
162 Peckham Rye London SE229QH  
166 Peckham Rye London SE22 9QH  
166 Peckham Rye London SE22 9QH  
178 Peckham Rye Peckham SE22 9QA  
18 Malfort Road Camberwell SE5 8DQ  
18 Oakdale Road London SE15 3BW  
18 Richland House Goldsmith Road SE15 5SZ  
18 Wellfield WS9 8JD  
19 Waveney Ave London SE15 3UF  
2, Solomons Passage London SE15 3UH  
22 Northfield House Peckham Park Road SE15 6TL  
22a Geldart Road London SE15 5XA  
245 Bellenden Road London SE15 4DQ  
245 Bellenden Road London SE15 4DQ  
25 Kirkwood Road London SE15 3XT  
26 Pioneer Street London SE15 5QH  
27 Barforth Road Peckham se153ps  
27 Denman Road London SE15 5NS  
28 Kendall Road Beckenham BR34PZ  
3 Credenhill House Ledbury St SE15 1BG  
3 Helios Road Wallington SM6 7BZ  
3 Mona Rd London SE15 2JA  
31 Trafalgar Avenue London se156np  
35 Amott Road Peckham Rye SE15 4JD  
36 Ashurst Close Anerley Se20 8LY  
36a Bird In Bush Rd Peckham SE15 6rw  
36a Marmont Road SE15 5TE  
36a Marmont Road SE15 5TE  
38 Danby Street Peckham Rye SE15 4BU  
38 Priory Court 1 Cheltenham Road Se15 3bg  
4 Datchelor Place Camberwell SE57AP  
4a Cheltenham Road Peckham SE15 3AQ  
40 Demand Rd London Se15 5nr  
42 Howden St Peckham Se15 4jz  
44 Waghorn Peckham SE15 4JZ  
44 Waghorn Peckham Se15 4jz  
44b Pennethorne Road London SE15 5TQ  
45 Northfield House Peckham Park Rd se15 6tl  
48 Cheltenham Road Nunhead Se15 3aq  
5 Gautrey Road Peckham SE15 2JE  
5 Launch St London E14 3LT  
54 Hooks Close London SE15 2TP  
542 Warner Rd Se59nb  
55 Barsest Road London SE15 3HW  
56 Gowlett Road Peckham Se15 4hy  
56 Pennethorne Road Peckham SE15 5TQ  
64 Pennethorne Road London SE15 5TQ  
64 Pennethorne Road Peckham SE15 5TQ  
66 Marmont Road London SE15 5TE  
66 Marmont Road London SE155TE

68 Northern Rd Swindon SN2 1PL  
7 Forester Road Peckham Rye SE15 3PU  
7 Forester Road Peckham Rye SE15 3PU  
73 Rye Hill Park London se15 3js  
78 Nutcroft Peckham SE15 4JZ  
78 Nutcroft Peckham SE15 4JZ  
86 Tower Mill Rd London SE15 6BP  
91 Leontine Close London SE15 1UH  
95 Friary Road Peckham SE15 1PY  
96a Friary Road London SE151PX

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## RECOMMENDATION

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This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application.

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<b>Applicant</b>	London Borough of Southwark	<b>Reg. Number</b>	16/AP/3075
<b>Application Type</b>	Council's Own Development - Reg. 3	<b>Case</b>	TP/2516-91
<b>Recommendation</b>	Grant subject to Legal Agreement	<b>Number</b>	

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### Draft of Decision Notice

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**Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:**

Redevelopment comprising the removal of the Peckham Arch and redevelopment and part conversion of the southern part of the square (including 91-93 Peckham High Street) to provide a mixed use scheme comprised of two buildings of 4 and 6 storeys to provide 19 residential (Class C3) units, 255 sqm of gallery (Class D1) space, 201 sqm of co-work (Class B1) space, and 82 sqm of office (Class B1)/retail(Class A1) space with ancillary covered cycle storage and enclosed refuse storage

**At:** 91-93 PECKHAM HIGH STREET, LONDON, SE15 5RS AND PECKHAM SQUARE

**In accordance with application received on 25/07/2016**

**and Applicant's Drawing Nos. Proposed Plans**

PL-101 - Proposed Location Site Plan

PL-102 - Proposed Proposed Site Plan - Site 11 and 2

PL-201 - Proposed Ground Floor Plan - Site 1

PL-202 - Proposed First Floor Plan - Site 1

PL-203 - Proposed Second Floor Plan - Site 1

PL-204 - Proposed Third Floor Plan - Site 1

PL-205 - Proposed Roof Plan - Site 1

PL-206 - Proposed Lower Ground Floor Plan - Site 1

PL-207 - Proposed Ground Floor Plan - Site 2

PL-208 - Proposed First Floor Plan - Site 2

PL-209 - Proposed Second Floor Plan - Site 2

PL-210 - Proposed Third Floor Plan - Site 2

PL-211 - Proposed Fourth Floor Plan - Site 2

PL-212 - Proposed Fifth Floor Plan - Site 2

PL-213 - Proposed Roof Plan - Site 2

PL-220 - Proposed South Elevation - Site 1 and 2

PL-221 - Proposed West Elevation - Site 1

PL-222 - Proposed West Elevation - Site 2

PL-223 - Proposed North Elevation - Site 1 and 2

PL-224 - Proposed East Elevation - Site 1

PL-225 - Proposed East Elevation - Site 2

PL-226 - Proposed South Elevation - Site 1

PL-227 - Proposed West Elevation - Site 1

PL-228 - Proposed North Elevation - Site 1

PL-229 - Proposed West Elevation - Site 1

PL-230 - Proposed South Elevation - Site 2

PL-231 - Proposed West Elevation - Site 2

PL-232 - Proposed West Elevation - Courtyard - Site 2

PL-233 - Proposed North Elevation - Site 2

PL-234 - Proposed East Elevation - Site 2

PL-235 - Proposed Peckham High Street Shop Front and Windows - Site 1

PL-236 - Proposed Peckham Square Elevation - Rear Facade - Site 1

PL-240 - Proposed Section AA - Site 1 and 2

PL-241 - Proposed Section BB - Site 1

PL-242 - Proposed Section CC - Site 1

PL-243 - Proposed Section BB - Site 2  
 PL-244 - Proposed Section CC - Site 2  
 PL-245 - Proposed Section AA - Site 1  
 PL-246 - Proposed Section BB - Site 1  
 PL-247 - Proposed Section CC - Site 1  
 PL-248 - Proposed Section AA - Site 2  
 PL-249 - Proposed Section BB - Site 2  
 PL-250 - Proposed Section CC - Site 2

PL-301 - Proposed Landscape Plan

PL-401 - Proposed Landscape Details 1  
 PL-402 - Proposed Landscape Details 2  
 PL-403 - Proposed Landscape Details 3

#### Existing Plans

PI-002 - Existing Location Plan  
 PI-002 - Existing Site Plan  
 PI-003 - Existing Ground Floor Plan - Site 1  
 PI-004 - Existing First Floor Plan - Site 1  
 PI-005 - Existing Second Floor Plan - Site 1  
 PI-006 - Existing Roof Plan - Site 1  
 PI-007 - Existing Lower Ground Floor Plan - Site 1  
 PI-010 - Existing Site Demolition Plan  
 PI-011 - Existing Ground Floor Demolition Plan - Site 1  
 PI-012 - Existing First Floor Demolition Plan - Site 1  
 PI-013 - Existing Second Floor Demolition Plan - Site 1  
 PI-014 - Existing Lower Ground Floor Demolition Plan - Site 1  
 PI-020 - Existing South Elevation  
 PI-021 - Existing West Elevation  
 PI-022 - Existing West Elevation - Kentish Drovers  
 PI-023 - Existing North Elevation  
 PI-024 - Existing East Elevation  
 PI-030 - Existing South Elevation  
 PI-040 - Existing South Elevation Demolitions  
 PI-041 - Existing West Elevation Demolitions  
 PI-042 - Existing North Elevation Demolitions

#### Documents

Planning Statement by Rolfe Judd Planning Dated July 2016

Design and Access Statement by Carl Turner Architects Dated June 2016

Transport Statement by Motion Dated June 2016

Flood Risk Assessment by WYG Dated October 2016

Energy Statement Rev B by Hoare Lea Limited Dated June 2016

Extended Phase 1 Habitat Survey by WYG Dated June 2016

Outdoor Lighting Report by Lighting Reality Pro Dated June 2016

Ventilation and Extraction Statement Dated July 2016

Ground Conditions Desktop Study by WYG Dated April 2016

Heritage Statement by AB Heritage Archaeological Consultancy Dated June 2016

Historic Environment Desk Based Assessment by AB Heritage Archaeological Consultancy Dated June 2016

Noise Impact Assessment - by Motion Dated June 2016

BS5837 Tree Survey, Arboricultural Implications Assessment & Metho Statement 'considerations' by Indigo Surveys Dated July 2016

Daylight and Sunlight Assessment by Malcom Hollis LLP Limited Dated July 2016

Air Quality Assessment by WYG Dated April 2016

Sustainability Statement Rev B by Hoare Lea dated June 2016  
 Breeam Pre-Assessment Report by Hoare Lea dated June 2016

**Subject to the following twenty-five conditions:**

**Time limit for implementing this permission and the approved plans**

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

PL-101RevA - Proposed Location Site Plan  
 PL-102 - Proposed Proposed Site Plan - Site 11 and 2

PL-201 - Proposed Ground Floor Plan - Site 1  
 PL-202RevA - Proposed First Floor Plan - Site 1  
 PL-203RevA - Proposed Second Floor Plan - Site 1  
 PL-204RevA - Proposed Third Floor Plan - Site 1  
 PL-205 - Proposed Roof Plan - Site 1  
 PL-206 - Proposed Lower Ground Floor Plan - Site 1  
 PL-207 - Proposed Ground Floor Plan - Site 2  
 PL-208RevA - Proposed First Floor Plan - Site 2  
 PL-209RevA - Proposed Second Floor Plan - Site 2  
 PL-210RevA - Proposed Third Floor Plan - Site 2  
 PL-211 - Proposed Fourth Floor Plan - Site 2  
 PL-212 - Proposed Fifth Floor Plan - Site 2  
 PL-213 - Proposed Roof Plan - Site 2

PL-220 - Proposed South Elevation - Site 1 and 2  
 PL-221 - Proposed West Elevation - Site 1  
 PL-222 - Proposed West Elevation - Site 2  
 PL-223 - Proposed North Elevation - Site 1 and 2  
 PL-224 - Proposed East Elevation - Site 1  
 PL-225 - Proposed East Elevation - Site 2  
 PL-226 - Proposed South Elevation - Site 1  
 PL-227 - Proposed West Elevation - Site 1  
 PL-228 - Proposed North Elevation - Site 1  
 PL-229 - Proposed West Elevation - Site 1  
 PL-230 - Proposed South Elevation - Site 2  
 PL-231 - Proposed West Elevation - Site 2  
 PL-232 - Proposed West Elevation - Courtyard - Site 2  
 PL-233 - Proposed North Elevation - Site 2  
 PL-234 - Proposed East Elevation - Site 2  
 PL-235 - Proposed Peckham High Street Shop Front and Windows - Site 1  
 PL-236 - Proposed Peckham Square Elevation - Rear Facade - Site 1

PL-240 - Proposed Section AA - Site 1 and 2  
 PL-241 - Proposed Section BB - Site 1  
 PL-242 - Proposed Section CC - Site 1  
 PL-243 - Proposed Section BB - Site 2  
 PL-244 - Proposed Section CC - Site 2  
 PL-245 - Proposed Section AA - Site 1  
 PL-246 - Proposed Section BB - Site 1  
 PL-247 - Proposed Section CC - Site 1  
 PL-248 - Proposed Section AA - Site 2  
 PL-249 - Proposed Section BB - Site 2  
 PL-250 - Proposed Section CC - Site 2

PL-301RevA - Proposed Landscape Plan

PL-401 - Proposed Landscape Details 1  
 PL-402 - Proposed Landscape Details 2  
 PL-403 - Proposed Landscape Details 3

Reason:

For the avoidance of doubt and in the interests of proper planning.



- 2 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 No development shall take place, including any works of demolition, until a written CEMP for the site has been devised. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall include the following information:  
 A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;  
 Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
- Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);  
 A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;  
 Site traffic, Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
- Waste Management, Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

All demolition and construction work shall then be undertaken in strict accordance with the plan and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

- 4 a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The subsequent Phase 2 site investigation and risk assessment shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.
- b) In the event that contamination is present, a detailed remediation strategy 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 shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site would 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. The approved remediation scheme (if one is required) shall 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 shall be given two weeks written notification of commencement of the remediation scheme works.
- c) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.
- d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

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 offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13 'High

environmental standards of the Core Strategy (2011) and the National Planning Policy Framework 2012.

- 5 Details of bird and bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No less than 4 house sparrow terraces (2 for each block) shall be provided and the details shall include the exact location, specification and design of the habitats.

No less than 3 bat tubes and at least on other type of bat roost features shall be provided and the details shall include the exact location, specification and design of the habitats.

The details shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The details shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

PC39 - mix of bat roost features recommended in Appendix C. 3 number bat Tubes, and a least one other type of bat roost feature.

2 house sparrow terraces on each block.

- 6 Prior to works commencing, full details of all proposed tree planting totalling a minimum of 322cm stem girth shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 7 Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

#### Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 8 Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'very good' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;  
Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

#### Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 9 Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof shall be: biodiversity based with extensive substrate base (depth 80-150mm); laid out in accordance with agreed plans; and planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roof and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 10 Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

#### Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to

consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

- 11 Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 12 Before any above grade work hereby authorised begins, details of the green walls shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

The wall shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The green wall shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the Walls and Southwark Council agreeing in writing the submitted plans.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy

- 13 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

**Pre-occupation condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 14 Before the development hereby permitted is commenced, the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body

Unit reference numbers

Access to and use of building standard

Site 1: 0101; 0102; 0201; 0202

Site 2: 0101; 0102; 0103; 0201; 0202; 0203; 0301; 0302; 0303; 0401; 0501; 0502.

M4(2)

Site 2: Flat -0402

M4(3a)

Reason

To ensure the development complies with Core Strategy 2011 Strategic Policy 5 (Providing new homes) and London Plan 2015 Policy 3.8 (Housing choice).

- 15 Pre-occupation testing of the separating floor must be undertaken for impact sound insulation in accordance with British Standards as required by Approved Document E of the Building Regulations: Impact Sound: BS EN ISO 140-7:1998 'Acoustics Measurement of sound insulation in buildings and of building elements Part 7: Field measurements of impact sound insulation of floors', and the report findings must be submitted to and approved in writing by the local planning authority prior to first occupation.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 16 Before the first occupation of the building/extension hereby permitted OR use hereby permitted begins details of the arrangements for the storing of domestic/commercial refuse shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 17 Before the first occupation of the building hereby permitted a Delivery and Servicing Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 18 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (Ref. A100040 by WYG Dated October 2016) and in accordance with the mitigation measures detailed within the Flood Risk Assessment.

Reason

To ensure that the development is designed to ensure safety of the building users during extreme flood events, to mitigate residual flood risk and ensure safety of the future occupants of the proposed development, to reduce the amount of surface water run-off from the site, to provide safe refuge and ensure safety of the future occupants of the proposed development in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water of the Southwark Plan 2007.

- 19 The measures in the draft Travel Plan shall be implemented upon occupation of the development.

Reason: In order that the use of non-car based travel is encouraged in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007.

- 20 The development must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 - 07.00hrs.

## Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

- 21 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the LPA.

## Reason

There is always the potential for unexpected contamination to be identified during development ground works. The Environment Agency and the Environmental Protection Team should be consulted should any contamination be identified.

- 22 No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

## Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 23 The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise from the commercial premises does not exceed NR25 (NR20 if the future use of the commercial unit is known to be a license premises or to contain loud processes or equipment.)

## Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012

- 24 The habitable rooms within the development sharing a party wall element with any other residential unit shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement on the Building Regulations standard set out in Approved Document E.

## Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the adjacent premises accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

- 25 Residential Internal Noise Levels standard  
The dwellings hereby permitted shall be designed to ensure that the following internal noise levels specified by BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T, 30 dB LAeq T\*, 45dB LAFmax T \*

Living rooms- 35dB LAeq T

Dining room - 40 dB LAeq T

\* - Night-time 8 hours between 23:00-07:00

\* - Daytime 16 hours between 07:00-23:00.

## Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

### Statement of positive and proactive action in dealing with the application

Negotiations were held with the applicant to secure changes to the scheme to make it acceptable and the scheme was amended.

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The decision has been made in a timely manner.

### Informatives

A Construction Environmental Management Plan details good construction practice for a specific site and should contain the following elements:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
- Locations and methods of monitoring of noise and dust, action and trigger levels, management protocols when triggers reached, etc.
- Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings)
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
- Site traffic – Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
- Waste Management – Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

To follow current best construction practice, including the following:-

- Southwark Council's Technical Guide for Demolition and Construction at <http://beta.southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>
- S61 of Control of Pollution Act 1974,
- The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- Relevant EURO emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended,
- Relevant CIRIA practice notes, and
- BRE practice notes
- Party Wall Act 1996.

All developers and contractors working on this development are given notice that standard site hours are:

Monday to Friday – 08.00 – 18.00hrs  
 Saturday – 08.00 – 13.00hrs  
 Sundays and Bank Holidays – no works

Any programmed/expected work required outside the standard site hours will require permission from Southwark's Environmental Protection Team under S61 of the Control of Pollution Act 1974 (e.g. regular extensions for set-up and clean down periods, extended concrete pours, the delivery and collection of abnormal loads, etc.). An application form can be found on the Southwark website - the link is:-

<https://forms.southwark.gov.uk/DeptForms.asp?dept=24&section=Environment>

Follow the instructions on the web page to the form, complete it and submit it on-line. Forms need to be submitted a minimum of 28 working days before permission is needed to be in place for regular extended site hours and 5 working days before permission is needed to be in place for a short, temporary extension to site hours.

Should a site manager require an un-foreseen emergency extension of site hours (for emergency engineering or health & safety reasons) they will require express permission from Southwark's Noise and Nuisance Team who can be contacted 24/7 via a call centre on 0207 525 5777. An officer will call back to address the issue

verbally as soon as they are available.

### Environmental Parameters for Construction – informative

Parameter	Trigger (Amber)	Action (Red)
Environmental Noise	75 dB(A) Laeq 5min (short term) 70 dB(A) Laeq 10hr (daily)	80 dB(A) Laeq 5min (short term) 75 dB(A) Laeq 10hr (daily)
Environmental Dust Units - PM10	200ug/m-3 15 min	250ug/m-3 15min
Vibration		1mm/sPPV for occupied residential and educational buildings 3mm/sPPV for occupied commercial premises where work is not of an especially vibration sensitive nature or for potentially vulnerable unoccupied buildings 5mm/sPPV for other unoccupied buildings
Hoardings	Min height 2.3m Min density 7kg/m <sup>2</sup>	

The air quality at this location is below current legal guidance it is recommended that any doors are fitted with automatic closers and that any air being brought into the building for ventilation purposes is pulled from the rear of the building, not the roadside.





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<b>Item No.</b> 9.2	<b>Classification:</b> Open	<b>Date:</b> 8 November 2016	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Application 16/AP/2681 for: Full Planning Permission  <b>Address:</b> FORMER ODESSA STREET YOUTH CLUB, COMMERCIAL PIER WHARF, ODESSA STREET, LONDON SE16  <b>Proposal:</b> Demolition of the former youth club building and nightclub building, and removal of crane, and erection of two buildings arranged across a communal garden ranging from four to eleven storeys in height comprising 197sqm of Class A1/A3 (restaurant/cafe) floor space, 74 residential units (13 x 1 bedroom, 42 x 2 bedroom, 17 x 3 bedroom and 2 x 4 bedroom) with private gardens, balconies and terraces, communal amenity space, 23 parking spaces, 136 cycle spaces, refuse storage, creation of vehicle access from Odessa Street, associated works including electricity substation and construction of new section of Thames River Path and associated landscaping.		
<b>Ward(s) or groups affected:</b>	Surrey Docks		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 13/07/2016		<b>Application Expiry Date</b> 12/10/2016	
<b>Earliest Decision Date</b> 13/08/2016			

### RECOMMENDATION

1. That planning permission be granted subject to conditions and the applicant entering into an appropriate legal agreement by no later than 24 February 2017, and subject to referral to the Mayor of London and subject to a decision from Historic England not to list the crane.
2. In the event that the requirements of above are not met by 24 February 2017 the Director of Planning be authorised to refuse planning permission for the reasons set out under paragraph 116.

### BACKGROUND INFORMATION

3. This application is situated on land within the Canada Water Action Area, and has a formal designation which identifies the acceptable uses for the site as residential with a ground floor retail unit .The proposed development would deliver the following planning policy requirements and benefits for the wider Canada Water Area:
  - Provision of new section of Thames Path linking the site with pedestrian walk to the south
  - 74 new residential units with 21 affordable housing units (35% by habitable room)

- A new ground floor café/restaurant which provides an active fronting onto the river
- Provision of a high quality new building along the River Thames
- Removal of the existing derelict nightclub building which has been a nuisance neighbour for residents
- Improved public realm around the site.

#### **Site location and description**

4. The subject site has an area of 0.294ha and is located at 1 - 3 Odessa Street. It is bounded by Odessa Street to the east, Wyatt's Close to the north, the River Thames and River Walk to the east and Custom Reach House to the south. The site is comprised of a single storey youth club building fronting onto Odessa Street, an area of hard-standing linked to the youth club, an existing single storey night club building and a disused crane on an area of hard-standing. None of the existing structures on the site are currently in use, although there is public access to the area of hard-standing which includes markings that show it has been used for recreation purposes.



5. The site rises from west to east from Odessa Street towards the river frontage so that the river frontage is approximately 3m higher than ground level on Odessa Street. There are also some mature trees and shrubs within the site around the perimeter of the youth club boundaries and alongside the pedestrian path from Odessa Street to the river walk. Historically, the site was known as Commercial Pier Wharf and was used as a storage yard.

6. The site is not within a conservation area and there are no listed buildings close to the site. However a request has been made by a member of the public to Historic England to consider the existing crane for statutory listing (please see Paragraph 69, below). This request is currently under consideration by Historic England.
7. The surrounding area is predominantly residential with a mix of building typologies including the 1930's 4-storey deck access St Gabriels House to the west, 1990's 2-3 storey terraced housing on Wyatt's Close to the north, 1970's 9 storey residential block at Custom House to the south and the 9 storey 1990s New Caledonian Wharf beyond Custom House. Further to the south where the river walk projects further out towards the river there is an 11-storey residential building the King Frederick 9<sup>th</sup> Tower on Helsinki Square.

### **Details of proposal**

8. The proposed development would involve the demolition of all existing structures on site including the youth club, night club and crane to allow for the erection of two separate residential blocks, Block A and Block B.
9. Block A would front onto Odessa Street and comprise 19 social rented flats. This building would be predominantly four storeys in height with a further two set back floors above (resulting in a total height of six storeys) This building would include an undercroft area to provide access to lower ground level parking and servicing area for both blocks. The appearance of this block from Odessa Street is shown below. The roof of this structure would be used for the provision of photo-voltaic (PV) panels.



10. Block B would have a frontage towards the river and would contain a ground floor commercial unit with an area of 197sqm and 55 private residential units. The building would rise to a height of 11 storeys stepping down one storey towards Custom House to the south and down to 5 storeys adjacent to Wyatt's Close to the north. The flat roofs of the proposed building would be used to provide additional private amenity space for residents of the block and also space for PV panels.



11. The rear elevations of the proposed buildings set a minimum distance of 16.14m apart, with the space between the buildings providing private and communal amenity space and a car park with 23 parking spaces. The space would also be used for servicing for the café/restaurant unit and would be accessed from Odessa Street.
12. During the course of the planning application the following amendments were submitted making the following changes to the proposed development:
  - Identification of an area of the car park where bin storage can be accommodated to allow for a central collection point
  - Alterations to size of windows on flank wall of affordable building to ensure the provision of dual aspect units
  - Details of the proposed treatment of the ground floor to provide access to flood defences where required
  - Additional details of the proposed energy strategy
  - Increase in affordable housing offer to 35% by habitable room.

### 13. Planning history

15/EQ/0250 Application type: Pre-Application Enquiry (ENQ)  
 Pre-application discussions were held with the applicant during 2015-16, with the discussions centred on appropriate height and design, public realm including the river walk, daylight and amenity impacts on neighbours, parking, affordable housing, and the crane.

### Planning history of adjoining sites

14. Docklands Settlement Site on Rotherhithe Street  
 11/AP/2242. Full planning application

Demolition of existing buildings, and erection of 28 residential dwellings (6x1 bed; 13x2 bed; 9x3 bed) within a part three, part four storey building at the southern end of the site with associated car parking, cycle storage and amenity spaces. Erection of a new single storey community building (maximum height approximately 7 metres above ground) on the northern part of the site, accessed from Salter Road, providing general hall, meeting spaces and sports facilities, and a new flood-lit external sports pitch.

Decision date: 20/12/2011 Decision: Planning permission granted, and the

development is now complete.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

15. The main issues to be considered in respect of this application are:

- a) Principle/Land-use issues, including conformity with the CWAAP
- b) Environmental Impact Assessment
- c) Housing
- d) Affordable Housing
- e) Design, including impact of a tall building
- f) Impact on Residential Amenity
- g) Quality of Residential Accommodation
- h) Transport
- i) Flooding
- j) Sustainability
- k) Section 106/CIL.

### **Planning policy**

16. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The key development plan policies are set out below.

17. The site is situated within the Canada Water Action Area and has a site specific designation CWAAP22. In addition to that it sits within the following designations:

- Suburban Density Zone North
- Thames Policy Area
- Thames Special Policy Area
- Borough, Bermondsey and Rivers Archaeological Priority Zone
- Air Quality Management Area
- Public Transport Accessibility Level 1b (low).

18. National Planning Policy Framework (the Framework)

Section 1 'Building a strong, competitive economy'

Section 4 'Promoting sustainable transport'

Section 6 'Delivering a wide choice of high quality homes'

Section 7 'Requiring good design'

Section 8 'Promoting healthy communities'

Section 10 'Meeting the challenge of climate change, flooding and coastal change'

Section 11 'Conserving and enhancing the natural environment'

Section 12 'Conserving and enhancing the historic environment'

19. London Plan July 2016 consolidated with alterations since 2011

Policy 3.4 – Optimising housing potential

Policy 3.5 – Quality and design of housing developments

Policy 3.6 – Children and young people's play and informal recreation facilities

Policy 3.8 – Housing choice

Policy 3.9 – Mixed and balanced communities

Policy 3.12 – Negotiating affordable housing on individual private residential and mixed use schemes

Policy 3.16 – Protection and enhancement of social infrastructure  
 Policy 5.1 – Climate change mitigation  
 Policy 5.2 – Minimising carbon dioxide emissions  
 Policy 5.3 – Sustainable design and construction  
 Policy 5.6 – Decentralised energy in development proposals  
 Policy 5.7 – Renewable energy  
 Policy 5.9 – Overheating and cooling  
 Policy 5.10 – Urban greening  
 Policy 5.11 – Green roofs and development site environs  
 Policy 5.12 – Flood risk management  
 Policy 5.13 – Sustainable drainage  
 Policy 5.15 – Water use and supplies  
 Policy 5.21 – Contaminated land  
 Policy 6.2 – Providing public transport capacity and safeguarding land for transport  
 Policy 6.3 – Assessing effects of development on transport capacity  
 Policy 6.9 – Cycling  
 Policy 6.10 – Walking  
 Policy 6.13 – Parking  
 Policy 7.1 – Building London’s neighbourhoods and communities  
 Policy 7.2 – An inclusive environment  
 Policy 7.3 – Designing out crime  
 Policy 7.4 – Local character  
 Policy 7.5 – Public realm  
 Policy 7.6 – Architecture  
 Policy 7.7 – Location and Design of Tall and Large Buildings  
 Policy 7.8 – Heritage assets and archaeology  
 Policy 7.14 – Improving air quality  
 Policy 7.18 – Protecting open space and addressing deficiency  
 Policy 7.19 - Biodiversity and access to nature  
 Policy 7.21 – Trees and woodlands  
 Policy 7.27 – Blue ribbon network: Supporting infrastructure and recreational use  
 Policy 7.28 – Restoration of the blue ribbon network  
 Policy 7.29 – The River Thames  
 Policy 8.2 – Planning obligations  
 Policy 8.3 – Community infrastructure levy

### **Mayor’s Housing SPD 2015**

#### 20. Core Strategy 2011

Strategic Policy 1 – Sustainable development  
 Strategic Policy 2 – Sustainable transport  
 Strategic Policy 3 – shopping, leisure and entertainment  
 Strategic Policy 4 – Places for learning, enjoyment and healthy lifestyles  
 Strategic Policy 5 – Providing new homes  
 Strategic Policy 6 – Homes for people on different incomes  
 Strategic Policy 7 – Family homes  
 Strategic Policy 10 – Jobs and businesses  
 Strategic Policy 11 – Open spaces and wildlife  
 Strategic Policy 12 – Design and conservation  
 Strategic Policy 13 – High environmental standards.

#### 21. Southwark Plan 2007 (July) - saved policies

The council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark planning policy with the National Planning Policy Framework. All policies and proposals were reviewed and the council

satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

Policy 2.1 – Enhancement of community facilities  
 Policy 2.5 - Planning obligations  
 Policy 3.1 – Environmental effects  
 Policy 3.2 – Protection of amenity  
 Policy 3.3 – Sustainability assessment  
 Policy 3.4 – Energy efficiency  
 Policy 3.6 – Air quality  
 Policy 3.7 – Waste reduction  
 Policy 3.8 – Waste management  
 Policy 3.9 – Water  
 Policy 3.11 – Efficient use of land  
 Policy 3.12 – Quality in design  
 Policy 3.13 – Urban design  
 Policy 3.14 – Designing out crime  
 Policy 3.15 – Conservation of the historic environment  
 Policy 3.19 – Archaeology  
 Policy 3.20 – Tall Buildings  
 Policy 3.28 – Biodiversity  
 Policy 3.29 – Development within the Thames policy area  
 Policy 3.30 – Protection of riverside facilities  
 Policy 3.31 – Flood defences  
 Policy 4.1 – Density of residential development  
 Policy 4.2 – Quality of residential accommodation  
 Policy 4.3 – Mix of dwellings  
 Policy 4.4 – Affordable housing  
 Policy 4.5 – Wheelchair affordable housing  
 Policy 5.2 – Transport Impacts  
 Policy 5.3 – Walking and Cycling  
 Policy 5.6 – Car parking

## 22. Canada Water Area Action Plan (2015)

The CWAAP was adopted in November 2015 and sets out the planning framework for delivering development in the area over the period up to 2026. The CWAAP looks at wider set of measures that are need to help the area fulfil its potential. The site is outside of the action area core and is designated proposal site 15.

23. The site specific designation includes residential use (Class C3) and retail use (Class A1/A3). The site specific designation covers the land including the former youth club building up to the river frontage, it does not include the neighbouring nightclub building. The estimated capacity of the site is for 25 residential homes and 300sqm of retail use. The site specific guidance states that the development of this site is subject to appropriate replacement youth facilities being secured elsewhere to meet local needs. It is envisaged that the small scale café or shop would provide a useful local amenity and could help enliven this part of the Thames Path.

## 24. Southwark Supplementary Planning Documents (SPDs)

- Residential Design Standards with Technical Update 2015
- Draft Affordable Housing SPD 2011
- Development Viability SPD 2016



- Thames River Basement Management Plan.

25. The site has a Public Transport Accessibility Level (PTAL) of 1b which is categorised as low accessibility.

### **Principle of development**

26. The National Planning Policy Framework (2012) states that development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan and every decision.

27. This site is outside of the core area of the Canada Water Area Action Plan. (CWAAP). Policy 21 of the CWAAP states that there is capacity for 600 additional homes outside of the core area most of which will be delivered on proposals sites. The application site has a designation (CWAAP site 15), which identifies residential and retail uses as the required uses of this site, with an estimated residential capacity of 25. The proposed development would provide 74 flats with a 180sqm café/restaurant use proposed for upper ground floor fronting onto the river walk. This would accord with the required proposed uses for the site. The number of residential flats exceeds the estimated capacity as set out in the site designation. However, the delivery of a greater quantity of housing does not raise any concerns in principle, provided the urban design and housing quality are not compromised and that there is not significant harm to the amenity of neighbours; these issues are discussed later in this report.

28. The site specific guidance also states that the redevelopment of the site is subject to appropriate replacement youth facilities being secured elsewhere to meet local needs. The youth club facilities have been re-provided within the Dockland Settlement Centre at 400 Salter Road, approximately 170m from the existing site. The facilities are accessible to local residents through the council youth services at set times during the week and during the holidays. This is considered to be an appropriate replacement of the facilities that were available on the application site.

29. At present the Thames River Walk has to move away from the river frontage taking a 400m detour onto Odessa Street before reconnecting with the river frontage further to the south adjacent to Helsinki Square. The proposed development would allow for the completion of the River Walk along the river frontage with the removal of the existing night club and the extension of the pedestrian walkway up to the boundary with Caledonian Wharf. This is in accordance with CWAAP policy 6 which states that development proposals should provide or re-instate the Thames Path.

30. The proposed development is considered to be in accordance with the land use principles set out in the development plan, and the delivery of new housing is welcomed.

### **Environmental impact assessment**

31. A request for a screening opinion was not submitted with the application. However, in this context it is considered that the development is unlikely to have an effect upon the environment of more than local significance by virtue of its nature, size or location based upon a review of the Schedule 3 selection criteria for screening Schedule 2 Development. The site is a brownfield site in an urban location, and is located outside a sensitive area as per regulation 2(1) and the development is unlikely to generate any significant environmental effects of a magnitude which would require assessment through an EIA.

## Housing

32. The site is in the Canada Water Action Area. CWAAP policy 21 states that development within the Action Area will provide a minimum of 5100 net new homes of which 600 are to be delivered outside the core area during the plan period of 2011 - 2026. There have been a net total of 917 completions since the adoption of original version of the plan in March 2012. The proposed development would make significant contribution towards the delivery of homes outside of the core area.

### Housing mix

33. Strategic policy 7 'Family Homes' of the Core Strategy 2011 prioritises the development of family homes. The policy sets out differing requirements for provision of family sized units depending upon the geographical area in which developments are located.
34. Developments of 10 or more units must provide at least 60% of units with 2 or more bedrooms. Within suburban areas at least 30% of units are required to be 3-bed or more.

Table 1 – Unit mix

<b>Unit type</b>	<b>Quantity (affordable)</b>	<b>Percentage (affordable)</b>
1-bed	13 (2)	18% (9.5%)
2-bed	42 (9)	57% (43%)
3-bed	17 (8)	23% (38%)
4-bed	2 (2)	3% (9.5%)
<b>Total</b>	<b>74 (21)</b>	<b>100%</b>

35. The proposed mix would provide a high proportion of units with 2 or more bedrooms (82%), but fall slightly short of the expected number of larger family homes (26% as opposed to the expected 30%). Having regard to the generous provision of family units within the affordable accommodation (equating to 47.5 % of the affordable units), the shortfall, which equates to 3 units, is considered to be acceptable.

### Affordable housing

36. The NPPF adopted in March 2012 states that local planning authorities should set policies for affordable housing need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.
37. Policy 3.12 of the London Plan states that the maximum reasonable amount of affordable housing should be sought when negotiating on individual private residential and mixed use schemes. This should take account of individual circumstances including development viability and the affordable housing should normally be provided on site.
38. Strategic policy 6 'Homes for people on different incomes' of the Core Strategy requires developments to include a minimum of 35% affordable housing. This policy works in conjunction with saved policies in the Southwark Plan such as policy 4.5 'Wheelchair affordable housing' which states that for every affordable housing unit which complies with the wheelchair design standards, one less affordable habitable room will be required. Saved policy 4.4 'Affordable Housing' requires developments in the this area to provide this affordable housing in a tenure split of 70% social rented

and 30% intermediate/shared ownership units, which is also a requirement of CWAAP.

39. Based on a total of 256 habitable rooms within the development, 35% of this would equate to 89 habitable rooms required as affordable housing. The development proposes a total of 6 affordable wheelchair accessible units and therefore a total of 84 affordable habitable rooms are required. The proposal provides 89 habitable rooms as affordable housing (21 units). This equates to 35% affordable housing being provided on site.
40. The affordable accommodation would be predominantly situated within Block A fronting onto Odessa Street although two ground floor units within Block B are allocated as shared ownership units. The units are very high quality, with generous floor areas and private amenity spaces, and the units are predominantly dual aspect. This is a very positive aspect of the proposal.

#### Tenure split

41. The London Plan seeks a tenure split of 60% affordable rent and 40% intermediate in the affordable housing provision. The saved Southwark Plan requires a split of 70% social rented and 30% intermediate ownership and this is repeated in the CWAAP. The proposal is in accordance with this providing 71% social rented and 29% intermediate ownership when calculated by habitable room. The applicants had previously submitted a viability assessment that demonstrated that a 32% affordable housing offer was viable. This has been reviewed externally and it was considered that the proposed development could deliver a policy compliant 35%. The applicants have confirmed that the policy compliant provision of affordable housing is deliverable in line with the value and costing assumptions in the viability report. Formal confirmation of the viability of the revised offer will be confirmed ahead of committee.
42. The proposed development would therefore deliver a level of affordable housing in full compliance with the relevant affordable housing policies. This would be secured through the legal agreement.

#### Wheelchair units

43. Saved Policy 4.3 of the Southwark Plan 2007 requires 10% of units to be fully wheelchair accessible. The required 10% dedicated wheelchair accessible units should be served by 2 lifts if they are situated above ground floor level.
44. The proposal is providing eight wheelchair accessible units which equates to 10.8% of the 74 units proposed. These units are all two bedroom units, six would be affordable situated within Block A and two would be private on the ground floor of Block B. The upper floors within Block A on which the wheelchair units would be situated would have access to two lifts.

### **Design**

#### Density

45. London Plan Policy 3.4 states that taking into account local context and character, the design principles of chapter 7 and public transport capacity, development should optimise housing output for different types of location. Core Strategy policy 5 states that developments above the density range within action areas will be permitted where the development has an exemplary standard of design.
46. The Mayor's Housing SPD provides guidance where density ranges may be exceeded

in justified exceptional circumstances. It states that development at densities outside these ranges will require particularly clear demonstration of exceptional circumstances. The key considerations when assessing appropriate levels of density include 'liveability', relating to proposed dwelling mix, design and quality, physical access to services, long term management of communal areas and the wider context of the proposal including its contribution to local 'place shaping'. It is important to take account of the development's impact in terms of massing, scale and character in relation to nearby uses.

47. The proposed development would have a density of 898 habitable rooms per hectare (hrph). This is significantly above the density range for suburban areas set out in the London Plan and Southwark Plan, which suggests a range of 250 - 350hrh.. However having regard to the Mayor's guidance and Southwark Core Strategy policy towards density a scheme with a density greater than the range set out in policy can be permissible where it can be demonstrated that there are exceptional circumstances.
48. As will be set out below the proposed buildings are considered to be of a very high quality of design and will provide an exceptional quality of living accommodation. All of the residential units exceed the minimum floor space requirements and have access to private amenity space. The setting of the building adjacent to buildings of a similar scale such as New Caledonian Wharf and Custom Reach House also indicate that a development of this density would not be out of character with its broader setting. The development sits on the open setting of the river and the scale of the buildings would not appear overly intensive in this context. The impact on neighbours' daylight, sunlight and outlook is discussed below in paragraph 73, where it is concluded that while the relationship would cause some loss of natural light for neighbours, the scale of the impact is not significantly harmful. .

#### Scale and massing (tall building)

49. The development rises up to 11-storeys and as it is within the Thames policy area it must be assessed against saved policy 3.20 - tall buildings. Policy 3.20 states that tall buildings will generally be located in the CAZ and in areas with good access to public transport, although the policy does not preclude their development in other areas. In terms of design, the policy sets out the following criteria for tall buildings:
  - (i) Makes a positive contribution to the landscape
  - (ii) Is located at a point of landmark significance
  - (iii) Is of the highest architectural standard
  - (iv) Relates well to its surroundings, particularly at street level
  - (v) Contributes positively to the London skyline as a whole consolidating a cluster within the skyline or providing a key focus within views.
50. The proposed development involves the removal of the existing derelict nightclub building which is considered to have a poor relationship with the river frontage and does not make a positive contribution to the character of the area. The removal of this building allows for the extension of the river walk and is considered to be a positive addition to public realm. The provision of landscaping to public spaces across the development would make a clear positive contribution to the landscape.
51. The site is directly adjacent to the river frontage at a point where the river walk projects out 18m towards the river as the route extends north. The site is also seen in the context of three existing buildings which range in height from 9 to 11 storeys in height. Given the situation next to the river and at the juncture where the embankment projects out the site is considered to be a point of landmark significance where a taller building can be accommodated.



52. On the river frontage the design is composed as series of vertical 'slices' that terrace up from the lower scaled buildings to the west, to a peak at the dogleg in the river walk, and then step down modestly to reflect the scale of the buildings to the east. This gives the design a highly articulated profile and a strong vertical expression. Each vertical slice is slightly angled to capture views of the river and includes the residential balconies. The base will be animated by a café set back and within the colonnaded area which faces onto the river walk. The top is recessive and elegant and introduces high level terraces as each vertical 'slice' sets back.
53. On Odessa Street the proposal is a more modest articulated block which is designed to reinforce the street edge and is deliberately set at a lower height to reflect the more modest prevailing heights on the street. Most importantly, the detailing and materials of this block retain the same features and articulation of the river frontage building. In this way the development is immediately recognisable from this important approach and is consistent in its high quality design.
54. The architecture is considered to be of a very high standard. This will be discussed further in paragraphs below. However the key aspects of the design include:
- The breaking up of the massing with different heights of the vertical elements (which also step down towards the lower density housing to the north)
  - Complex massing with 6 separate elements with high quality materials and a richly detailed façade
  - Generous balconies and roof terraces for each residential unit.
55. The proposed development relates well to its surroundings with the highest point situated away from the lower residential properties to the north. It is set back 8m from the river frontage to the east and at the ground floor level the café/restaurant use will provide outdoor seating that will increase activity along the river frontage. One of the proposal's most significant contributions to the landscape of the area is how it devotes part of the site to open up the river walk and takes the opportunity to introduce comprehensive improvements to the public realm on its three public edges.
56. The development is not part of a tall building cluster however it should be regarded as forming a positive part of a small group of taller buildings (King Frederick Tower, New Caledonian Wharf and Custom House).

#### Detail design

57. Policy 3.12 of the saved Southwark Plan sets out an expectation for new development to be of a high quality of architectural design. As noted in paragraph 21 above, the standard of architecture of the proposed development is considered to be very high.
58. Both buildings will predominantly be finished in brick with a metal cladding used for

details such as balcony framing. The specific brick type has not been proposed however the indicative images suggest a high quality light toned brick that will reference the historical warehouse brick architecture of the Rotherhithe and wider docklands area.

59. It should be noted that Block A which contains the affordable housing will be of a equally high quality of design to the private Block B.
60. It is considered the scale of the building is appropriately mitigated by the breaking up of the massing into vertical elements of different heights so that only one bay rises to the full 11 storeys and this faces onto the river. This break down of the massing enables the design of Block B to accommodate generous sized roof terraces and recessed balconies. The different heights and projections on Block B would also result in more recessed surfaces on soffits, flank walls and the reveals which further helps break down the overall massing of the structure. The ultimate success of the design will be dependent on the choice of materials and the detailed finishes and therefore these should be required by condition.
61. Policy 3.12 of the Saved Southwark Plan requires that “developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit”. The proposed development is considered to be of a high quality of design and the improvements associated with the extension of the river walk and enhancement of the public realm are benefits which should be accorded significant weight.

#### Removal of the crane

62. There is a crane on the site which reflects the site’s previous use as part of London’s docklands. It is a ‘Scotch Derrick’ crane which is secured on the site by three concrete posts and projects out over the river front. As can be seen from the image below this is a prominent feature along this section of the river frontage and a significant number of representations from local residents as well as from the Greater London Industrial Archaeology Society (GLIAS), have been received objecting to its removal. Notification was received from Historic England on 6 September 2016, confirming that they have received a request to have the crane statutorily listed.



63. While the crane is not a designated heritage asset it is recognised as a prominent local landmark which provides a reminder of the previous use of the site and surrounding area as industrial docklands. Additional information has been sought from the applicants in relation to the merits of the crane, its history and its structural soundness. The applicants have submitted an updated archaeological assessment that fully considers the history and significance of the crane as well as a condition survey which sets out its current condition.

64. Scotch Derrick Cranes were common on wharves along the Thames up until the 1960s. The crane is defined by its long lattice jib (long arm of the crane) which extends out over the river. It is secured to the river frontage by three concrete legs. The cab is situated on the central leg with two further supporting legs either side of this. This crane was originally used to lift wood from boats or barges on the river to the wharf. The site around the crane was redeveloped in the 1980s with a small area of open space and the river walk being provided around it.

65. The NPPF paragraph 129 states:

*'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'*

66. The applicants have provided a detailed history of the site and its surroundings dating back to the late eighteenth century. The site had a variety of uses shown on maps until the construction of Commercial Dock Pier by the early 1860s. Following this the site became established as a wharf. The history sets out that the site was owned by Kemp, Collins and Co, spar and timber importers from the early twentieth century. Maps from 1916 show that there were cranes on this site and neighbouring sites but there is no evidence that these are linked to the crane currently on site. The site was bombed during World War II and all buildings/structures on site were removed.

67. A new crane was rebuilt on site in 1945. This had a shorter jib, a cab with a different form and square concrete supports in contrast the current craned which has longer jib, a different form of cab with more glazing and round concrete support legs. Aerial photos from the time show that this crane was in use until at least 1965. The current crane appears in photographs of the site from 1969. It is clear from the historic photographs and other documentary evidence, which has been assessed by the council's archaeologist, that the crane which currently stands on the site was erected some time between 1965 and 1969, and not immediately post-war as assumed by the GLIAS letter of objection.



68. The crane was then in use through to the 1980s when the site ceased use as an industrial dock as part of the wider redevelopment of the Docklands Area. The structure has been in situ on the site for over 40 years and has some interest as part of the evolving history of the Docklands. However given the relatively recent history of the existing structure and its present poor condition, officers do not consider that the structure complies with the criteria for formal listing. If permission is granted it is recommended that a condition will be attached requiring the submission of a detailed investigation and record of the crane which can be made available for future reference.
69. Notwithstanding the above, Historic England are still to complete their assessment of the crane and their decision may not be made until January 2017. As such it is recommended that Members make any grant of planning permission subject to Historic England deciding not to List the crane. This would require officers to submit a further report to this committee in the event that the crane is listed in order to reconsider the proposals in light of the new information.
70. The removal of this crane would be necessary to allow this current development proposal to proceed. The merits of the development that provides high quality new homes on a redundant brownfield site must be weighed against the merits of retaining the crane structure. In making the recommendation that planning permission should be granted, officers have taken account of the poor condition of the crane structure, its relatively recent date of construction and its impact on the area of public realm within which it sits. In these circumstances, it is considered that the merits of delivering the development significantly outweighs the merits of retaining the crane structure .If Historic England were to decide to List the crane, then it would become a formally designated heritage asset, with a presumption in favour of its retention and the balance of benefits would alter accordingly.

#### Conclusion to design

71. The proposed development is considered to be of a high quality of design and is an appropriate location for a tall building within the Thames River Frontage Area. The crane is recognised as a distinctive feature within the local area but is not considered to be of such importance to merit formal listing and retention on the site. Appropriately worded conditions will be attached to secure a detailed record of the existing structure. The proposed development would therefore accord with the site specific requirements by providing a high quality design and an enabling the delivery of this section of Thames River Walk.

#### **Impact of proposed development on amenity of adjoining occupiers and surrounding area**

72. Strategic Policy 13 of the Core Strategy sets high environmental standards and requires developments to avoid amenity and environmental problems that affect how we enjoy the environment. Saved Policy 3.2 of the Southwark Plan states that planning permission for development will not be granted where it would cause a loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. Furthermore, there is a requirement in Saved Policy 3.1 to ensure that development proposals will not cause material adverse effects on the environment and quality of life.

#### Daylight and sunlight

73. An assessment of the likely significant impacts of the development on daylight and sunlight has been submitted with the application. Local residents have expressed concern that the proposed development will have a negative impact on daylight and



sunlight to neighbouring properties. The impacts on levels of daylight received by neighbouring properties have been assessed in line with best practice guidance produced by the Building Research Establishment (BRE). The report prepared by Luminia London uses three methods to assess the impact of the proposed development on neighbours: the Vertical Sky Component (VSC) test and the No Sky Line (NSL) or Daylight Distribution analysis and Average Daylight Factor (ADF).

74. In considering the impact upon sunlight, the test is based upon a calculation of annual probable sunlight hours (APSH) for all window faces within 90 degree of due south. BRE guidelines require that a window should receive a minimum of 25% of the annual probable sunlight hours, of which, 5% should be received in winter months. Where window sunlight levels fall below this recommendation, the window should not lose more than a 20% loss of its former value. The report considers the impact on the following neighbours:

- New Caledonian Wharf
- Custom Reach House
- Gabriel House
- The houses along Spence Close
- The houses along Wyatt Close.

Property	No. of windows tested	No. retaining at least 80% of their baseline value	No. with up to 29.99% reduction in VSC	No. with between 30%-39.99% reduction in VSC	No. with over 40% reduction in VSC
New Caledonian Wharf	74	54	20	1	1
Custom Reach House	38	25	9	4	0
Gabriel House	74	61	11	2	0
Spence Close	5	5	0	0	0
Wyatt Close	29	8	0	3	18

#### Wyatt Close

75. During the pre-application process the space between the two buildings was increased and the height stepped down towards Wyatt's Close to reduce the potential impact on daylight and sunlight. However the units on Wyatt Close are those which will receive the biggest noticeable decline in daylight levels. Of the 29 windows tested on these properties 21 would receive a decline of over 30% in VSC. The principal living rooms and main bedrooms of the properties on Wyatt's Close are situated on the north elevation facing away from the application site. Therefore the windows most affected are generally small kitchens or secondary bedrooms. The houses in Wyatt Close currently face a clear site, meaning that any new building of more than a very

modest height would cause a noticeable impact on light levels within the dwellings. It should be noted that all of the rooms tested would receive VSC levels of over 15%.

76. In these circumstances, and when weighed against the benefits of bringing this brownfield site into productive use, it is considered that the harm caused is not so severe as to warrant refusal of an otherwise acceptable scheme.

#### St Gabriel House

77. This is a residential building situated to the west of the site on Odessa Street. 74 windows facing towards the development site have been tested in relation to the impact of the development on daylight and sunlight. 61 of these would lose less than 20% of their baseline value. 11 would experience a minor impact while 2 would experience a moderate impact with a reduction of 31-39.99% of VSC.

#### Custom Reach House

78. This is the 9 storey block of flats situated to the south of the proposed development site. There are 4 windows out 38 tested that would receive a decline of over 30% in VSC and a further 9 that would receive a decline of over 20%. These windows are similar to those within Wyatt's Close as they currently have outlook over a cleared site which results in existing VSC levels that exceed what would normally be expected within a city location. It should be noted that all of the rooms experiencing a significant decline would retain VSC levels of between 24% and 27%. With the removal of the night club building there will also be a slight improvement to light to some of the lower units. As such the proposed development is considered to have an acceptable impact on the residents of this block.

#### New Caledonia Wharf

79. This is a 9 storey block of flats that is situated to the south of the proposed development site beyond Custom Reach House. Of the 74 windows tested 20 would have a minor impact of between 20-29.99%, one would experience a decline of 33% and one would experience a decline of over 40%. The rooms with the largest percentage decline are all situated on the 8<sup>th</sup> floor of this property. These rooms have very low existing VSC levels as a result of the large canopy which projects out from the roof of this property. Therefore while there will only be a slight fall in the actual VSC level this appears as a very high percentage decline. The other rooms on the lower floors would all retain relatively high VSC levels. Therefore the scale of the impact on these windows is not considered sufficient to outweigh the positive aspects that the proposed development would provide.

#### Impact on sunlight received by neighbours

80. The impact of the scheme on sunlight to neighbouring properties has been assessed using the Annual Probable Sunlight Hours (APSH) test. The test follows the same methodology that is outlined above for VSC, with guidance advising that if a reduction in sunlight is 20% or less of its original value then the retained sunlight received is adequate. Only rooms with windows facing within 90 degrees of due south are assessed. The houses along Wyatt's Close are the only dwellings that fall within this criterion.
81. Of the rooms assessed only one ground floor kitchen window would fail to comply with the BRE Guidelines for sunlight. This shortfall is limited to winter sunlight where the residual APSH value was 4% compared the minimum recommendation of 5%. Therefore the impact of the proposed development in terms of sunlight to neighbouring properties is considered to be acceptable.

### Privacy and overlooking

82. Supplementary Planning Guidance for Residential Design Standards 2011 states that in order to prevent unnecessary problems of overlooking, loss of privacy and disturbance, development should achieve the following distances between residential windows.
- A minimum distance of 12m at the front of the building and any elevation that fronts onto a highway
  - A minimum distance of 21m at the rear of the building.
83. The proposed development complies with these minimum separation distances to neighbours and given the proposed arrangement of the buildings, it is not considered that the proposed development would result in a material impact on the amenity of any adjoining occupiers from overlooking or a loss of privacy.

### **Quality of residential accommodation**

84. Saved policy 4.2 of the Southwark Plan asserts that planning permission will be granted provided the proposal achieves good quality living conditions, and includes high standards of accessibility, privacy and outlook, natural light, ventilation, space, safety and security, and protection from pollution. This policy is reinforced by the Residential Design Standards with Technical Update SPD (RDS 2015). Section 2.2 of the SPD sets out the criteria required to be met for high density schemes which include:
- Significantly exceed minimum floorspace standards (both flats and rooms)
  - Provide for bulk storage
  - Include a predominance of dual aspect units in the development
  - Exceed the minimum ceiling height of 2.3 metres required by the Building Regulations
  - Have natural light and ventilation in kitchens and bathrooms
  - Exceed amenity space standards
  - Meet good sunlight and daylight standards
  - Have excellent accessibility within dwellings including meeting approved document M of the Building Regulations (M4(2) standard for all non wheelchair homes
  - Minimise corridor lengths by having increased number of cores.

<b>Unit</b>	<b>Overall unit sizes Proposed (sqm)</b>	<b>SPD minimum sqm</b>	<b>Amenity space proposed sqm</b>	<b>SPD minimum sqm</b>
1-bed	51-55	50	6-12.7	10
2-bed	70-93	61 (3p)/71 (4p)	6-69.6	10
3-bed	87-121	74 (4p)/ 85 (5p)/95 (6p)	10-65.4	10
4-bed	119-135	106 (6p)/115 (7p)	15.7-57.6	10

85. The proposed residential units would all equal and in most cases significantly exceed the minimum unit size requirements set out in the council's RDS. On average the affordable residential units would exceed the minimum floor space requirements by 9.5 % while the private units would exceed minimum floor space standards by 5%.

Aspect and outlook

86. The applicants state that only three of the residential units would be single aspect units and that, of these, none would be north facing. However several of the units defined by the applicant as dual aspect would not comply with the council's definition of dual aspect windows as they include windows which are too small to be opened and that would not provide cross ventilation and outlook from 2 windows at 90 degree angles or more. Using the council's approach which would exclude these units the proposed development would provide 65 (88%) dual/triple aspect units and 12% single aspect units. There will be no single aspect north facing units. This would deliver a clear predominance of dual aspect units which is a key requirement of exemplary residential quality, and is a particularly positive aspect of the design.

Privacy and overlooking

87. The RDS states that there should be a minimum distance of 12m at the front of the building and any elevation that fronts onto a highway and 21m between developments at the rear. The nearest residential buildings facing towards the proposed development are those on Odessa Street to the west and Wyatt's Close to the north. In both instances there will be no directly facing habitable room windows within 12m of a habitable room window of the proposed residential accommodation. The distance between the rear elevations of Block A and Block B is a minimum of 16m at the closest point. However there are no directly facing primary habitable room windows and secondary windows which are within 17m are marked as obscure glazed. The proposed development is considered to have acceptable levels of privacy and outlook for prospective residents.

Internal daylight, sunlight and overshadowing

88. A daylight and sunlight report based on the Building Research Establishment (BRE) Guidance has been submitted which considers light to the proposed dwellings using the Average Daylight Factor (ADF). ADF determines the natural internal light or day lit appearance of a room and the BRE guidance recommends an ADF of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens. This also adopts an ADF of 2% for shared open plan living/kitchen/dining rooms.
89. The data considers the impact on the habitable rooms of the lower and upper ground floors and the first floor of Block A, as the rooms above this level all have ADF levels greater than recommended minimum. Of the rooms tested 5 would fall below the minimum ADF levels. Four of these are kitchen/living/dining rooms and one is a bedroom. These rooms fall below as a result of the recessed balcony/private amenity space that is accessed from these rooms. This is considered acceptable as the provision of external private amenity space outweighs any harmful effect caused by the shortfall in daylight levels. In the context of the development as a whole and the quality of accommodation and daylight levels to almost all the units within the scheme this shortfall is considered acceptable.

Amenity space

90. Section 3 of the Residential Design Standards SPD sets out the council's amenity space requirements for residential developments and states that all flat developments must meet the following minimum standards and seek to exceed these where possible:
- 50 sqm communal amenity space per development
  - For units containing three or more bedrooms, 10 sqm of private amenity space
  - For units containing two or less bedrooms, 10 sqm of private amenity space

should ideally be provided. Where it is not possible to provide 10 sqm of private amenity space, as much space as possible should be provided as private amenity space, with the remaining amount added towards the communal amenity space requirement

- Balconies, terraces and roof gardens must be a minimum of 3 sqm to count towards private amenity space.
91. The proposed development would provide 74 residential units. All of the residential units have private amenity space in the form of balconies or roof terraces ranging in size from 6sqm to 66.3sqm. Each of the larger family units with 3 or more bedrooms has at least 10 sqm of private amenity space. The total shortfall of amenity space is calculated by the total amount of amenity space by which each unit falls short of 10sqm. This calculation gives a shortfall of 97.3sqm. This shortfall and the requirement for a minimum of 50sqm of amenity space would be offset by the provision of 263sqm of communal amenity space. The level of amenity space provision represents a provision in excess of the minimum amenity requirement.
92. The proposed development has a child yield of 38 children and child play space requirement of 380sqm. 230sqm of this is required for under 5s and 90sqm for 5-11 age groups. This will be provided on site. The communal gardens will provide a total of 590sqm of dedicated play space. A financial contribution has been agreed with regard to the provision of play space for over 12s which cannot be accommodated on site. Overall, the scheme provides high quality amenity space for all its residents, with the occupiers in the affordable units having equal access to the communal space between the two blocks.
93. In addition to the communal and private amenity space provided the proposed development provides a small pocket of landscaping adjacent to the entrance to Block B and the river walk. With this and the improvements to the public realm associated with the extension of the river walk the proposed development has the potential to improve the quality of the public realm along this stretch of the river frontage. Full details of the proposed landscaping will be sought by condition.

### **Transport issues**

94. The NPPF states that planning decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised (para. 34).
95. Core Strategy strategic policy 2 encourages walking, cycling and the use of public transport rather than travel by car. Saved policy 5.1 of the Southwark Plan states that major developments generating a significant number of trips should be located near transport nodes. Saved policy 5.2 advises that planning permission will be granted for development unless there is an adverse impact on transport networks; and/or adequate provision has not been made for servicing, circulation and access; and /or consideration has not been given to impacts of the development on the bus priority network and the Transport for London (TfL) road network.
96. An assessment of the impacts of the development on transport is included within the submitted transport statement prepared by Caneparo Associates. A framework travel plan has also been submitted.

### Car parking

97. The site is in an area with low public transport accessibility (PTAL 1b) and there is unrestricted parking on surrounding streets as they are not within designated Controlled Parking Zone (CPZ). The development would therefore need to make

adequate provision for on site parking to mitigate against any overspill parking. The parking standard in the saved Southwark Plan for this area is a maximum of 1.5 spaces per unit. The proposed development would provide approximately 0.31 spaces per unit. The applicants have provided details of car ownership levels set out in census data for this area. This states that only 51% of households in the area own a car.

98. The development provides 23 car parking spaces at the lower ground floor level which are accessed from Odessa Street. Eight of these are reserved for disabled parking. 20% of the disabled parking bays will have access to electric charging points and a further 20% will have passive provision, should there be demand for additional points in the future. These spaces will be for the use of the residential development.
99. The applicant's consultants conducted two overnight parking surveys on two consecutive days in autumn 2015. The surveys were carried out at 05.00 in the morning as this is considered to be the time at which parking demand is at its peak. The survey covered the following streets: Odessa Street, Rotherhithe Street, Defoe Road, Vaughan Street, Gulliver Street, Elgar Street and Spence Close. The study found that there was on street parking capacity of 50 spaces on the first evening and 43 spaces on the second. This indicates that there is spare on-street parking capacity to accommodate any over-spill parking from the proposed development.
100. Furthermore the applicants have committed to providing car club incentives to reduce the development's potential demand for car ownership. This contribution will come in the form of a specific parking bay on-street adjacent to the site and lifetime membership and £50 driving credit per residential unit on site. These details are considered to demonstrate that an acceptable level of parking has been provided and that any overspill parking required can be accommodated on street. The car club measures discussed will be secured within the section 106.

#### Cycle parking

101. A total of 136 cycle parking spaces will be provided for the prospective residents of the proposed development. This is in line with London Plan requirement for 1 space per 1-bed unit and 2 spaces for each unit with 2 beds or more. This will be provided in the form of Sheffield stands and Josta stands located within secure covered stores at the lower ground floor level of Block A and Block B.

#### Servicing

102. The site will be serviced from a dedicated loading bay within the on-site car park. This will allow for servicing by transit sized vehicles. Any larger vehicles will undertake servicing from the street. Swept path diagrams have been provided which demonstrate that appropriately sized vehicles will be able to access the servicing space. Delivery and servicing will be secured by condition.
103. Refuse collection would be undertaken from Odessa Street. The commercial bin store and the bin store for residential properties of Block B are situated over 20m from the access point to the site. The collection of waste will have to be appropriately managed so that bins are moved to the temporary refuse loading zone on collection day and returned to stores that same day.

#### Travel plan

104. A travel plan has been submitted and is considered to be acceptable. This will need to be secured through the section 106 legal agreement.

## **Flooding**

105. The site is located in a high risk flood zone - Flood Zone 3 - which is defined as having a 'high probability' of river and sea flooding by the 'flood risk and coastal change' section of the National Planning Practice guidance (NPPG). Southwark's Strategic Flood Risk Assessment (SFRA) indicates that, in the unlikely event of a breach in the defences, the rate of inundation to the site is defined as 'less than six hours' and the flood hazard rating for the site (based on depth and velocity of floodwaters) is designated as 'significant' to 'extreme' (Figures C, D and E). Residential accommodation is classified as 'more vulnerable' by the 'flood risk and coastal change' section of the NPPG. The FRA identifies that the main flood risk to the application site is tidal and originates from the River Thames. The site is protected by the existing River Thames flood defences which also protect the other properties with the vicinity of the site.
106. The proposed development has been discussed with officers from the Environment Agency at both the pre-application and application stages. Following advice at the pre-application stage building B has been set back 8m from the river wall to the east and 4m from the river wall in the south east corner. This set back was required to enable potential works to be carried out to the landward side of the flood wall. During the course of the planning application the applicants have provided further details of the mechanism by which access to the river defences will be secured. The Environment Agency has confirmed that these details are acceptable subject to appropriately worded conditions.
107. A Flood Risk Assessment (FRA) has been submitted addressing the level of flood risk and also the flood mitigation measures to be incorporated within the design of the proposed development. Although residential accommodation is proposed to be located at the ground floor level and above, the units at the ground floor level are all duplexes with the sleeping accommodation located at the first floor level and above. The FRA sets out the ground floor level within Block A area 2.18m AOD, which is below the breach scenario flood levels. However, the first floor level of these buildings are 5.68m AOD which is above the levels of the breach modelling scenarios set out in the Environment Agency Product 4.
108. The café use within Block B is considered to be a "less-vulnerable" use and will match the external ground floor levels directly outside of the commercial unit. Behind the café in the same block the upper ground floor level of the residential units would be at 5.71m. This is 450mm above the existing riverside and Café level and 300mm above the 2065 breach level.
109. The Environment Agency have been consulted and provided no objection to the proposed development. They are pleased to note that the sleeping accommodation will be located at the first floor level and above.
110. The proposals are considered to comply with policy 3.9 and 3.31 of the saved Southwark Plan and SP13 of the Core Strategy.

## **Impact on trees**

111. Saved Policy 3.13 of the Southwark Plan requires a high quality streetscape and landscaping to be delivered. Policy 7.21 of London Plan states that existing trees of value should be retained and any loss as the result of the development should be replaced following the principle of the 'right place, right tree'. Wherever appropriate the planting of additional trees should be included in new developments particularly large-canopied species. None of the trees on or around the site are formally protected by tree preservation orders.

112. An arboricultural survey has been submitted with the planning application. This identifies 11 trees on or in the vicinity of the site that would need to be removed to accommodate the proposed development. A further 2 around the site will be retained and will need to be protected during construction. This results in a net loss of 1043 cm stem girth of B category trees. Although 6 trees are proposed as part of new landscaping which will help mitigate the adverse effects to amenity and screening, insufficient space is available for any additional planting on site. The mitigation will be secured the section 106 legal agreement. Additional conditions will also be attached requiring submission of detailed landscaping proposals and tree protection measures.

**Planning obligations (S.106 undertaking or agreement)**

113. Saved policy 2.5 'Planning obligations' of the Southwark Plan and policy 8.2 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Core Strategy 14 and Saved Policy 2.5 of the Southwark Plan state that planning obligations will be sought to reduce or mitigate the impacts of the development. These local policies are reinforced by the council's section 106 planning obligations/community infrastructure Levy SPD

114. The following financial contributions will be secured in the legal agreement:

Archaeology contribution: £11,171  
 Contribution towards childrens play space (12+): £9060  
 Contribution for replacement tree planting: £32,593  
 Employment during construction: £100,950 , or provision in kind

Total: £ 153,774  
 Admin charge (2% of total) £ 3076

**Overall Total: £ 156,850**

115. In addition, the following non-financial contributions would be secured within the s106 agreement:

- Provision of 35 % Affordable Housing
- Employment in construction/completed development provisions including fall-back contribution if targets not met
- Marketing strategy for the wheelchair adaptable units
- Funding and Lifetime free car club membership for each unit
- Travel Plan
- Demolition and Construction Environmental Management Plans
- Delivery and Servicing Management Plan
- Compliance with Energy Strategy
- Public Realm improvements
- Provision of new public realm along the river frontage
- Tree Planting Strategy to secure provision of new trees in and around the new site.

116. In the event that the legal agreement has not been signed by 24 February 2017, it is recommended that the Director of Planning be authorised to refuse planning permission, if appropriate, for the following reason:

In the absence of a signed section 106 legal agreement there is no mechanism in place to secure adequate provision of affordable housing and mitigation against the adverse impacts of the development through contributions and it would therefore be



contrary to Saved Policy 2.5 Planning Obligations of the Southwark Plan 2007, Strategic Policy 14 Delivery and Implementation of the Core Strategy ( 2011) Policy 8.2 Planning Obligations of the London Plan (2016) and the Southwark section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

#### Southwark CIL and Mayoral CIL

117. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. While Southwark's CIL will provide for infrastructure that supports growth in Southwark. In this instance a Mayoral CIL payment of £332, 645 and a Southwark CIL payment of £1, 614,700 are due.

#### **Sustainable development implications**

118. This section concerns the environmental role of planning in ensuring sustainable development. The NPPF defines this role as contribution to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

119. The London Plan policy 5.2 sets out that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy Be lean: use less energy; Be clean: supply energy efficiently; Be green: use renewable energy. This policy requires development to have a carbon dioxide improvement of 35% beyond Building Regulations Part L 2013 as specified in Mayor's Sustainable Design and Construction SPG.

120. Policy 5.3 states that developments should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation, and ensure that they are considered at the beginning of the design process. LP5.7 Within the framework of the energy hierarchy major development proposals should provide a reduction in expected carbon dioxide emissions through the use of on-site renewable energy generation, where feasible.

121. Strategic Policy 13 of Core Strategy states that development will help us live and work in a way that respects the limits of the planet's natural resources, reduces pollution and damage to the environment and helps us adapt to climate change.

122. The applicants have submitted an energy statement and a sustainability statement for the proposed development which seek to demonstrate compliance with the above policy.

#### Energy

123. An energy statement has been submitted which provides an initial assessment of the energy demand and carbon dioxide (CO<sub>2</sub>) emissions from a baseline building and estimates the expected energy and CO<sub>2</sub> emissions savings associated with the proposed development. This sets out that the proposed development will have total regulated CO<sub>2</sub> emissions of 122.95 tonnes per annum prior to any efficiency measures and a 35% improvement beyond Buildings Regulations Part L 2013.

The 'be lean' (use less energy)

124. The measures proposed include:

- Enhanced insulation to walls, floors and roofs
- Low fabric u-values and air permeability rates. To reduce heat loss
- Low energy lighting and low water use fittings
- Communal space will have automatic lighting control with lamp efficacy of at least 30 lumens/watts.

125. These measures would reduce carbon dioxide emissions by 2.48% when compared to a scheme compliant with building regulations.

The 'be clean' measures (supply energy efficiently)

126. The applicant has carried out and investigated the potential for connection to existing or planned district heating networks but has found that while there are proposals for the CWAAP core area there are no plans to extend this out towards this site. The applicants are proposing to design the development to allow for future connection to a district heating network should one become available in the future.

127. The 'be clean' measures include:

- The applicant intends to install a communal heat network within the site which will be connected to all apartments and retail space. This will incorporate possible connection for future neighboring developments.

128. The emission savings from the CHP have been calculated as 24.5% when compared to a scheme compliant with building regulations.

The 'be green' measures (use renewable energy)

129. The 'be green' measures include:

- Installation of photovoltaic panels with a 9kW peak on roof space which is not required for roof terraces or green/brown roof to deliver 11.9% savings against the base rate emissions.

130. This measure would reduce carbon dioxide emissions 11.9% when compared to a scheme compliant with building regulations.

131. The cumulative savings from the sustainability proposals set out in energy statement would deliver 35.1% against the base rate emissions for a development of this size. This is in compliance with requirements set out in policy 5.2 of the London Plan 2016.

**Other matters**Air quality

132. The site is located within an Air Quality Management Area. An air quality assessment has been submitted. The mitigation measures as outlined in this plan should be ensured by way of condition.

133. It is also recommended that a Construction Management Plan be requested by way of condition, in order to ensure that any construction impacts are minimised.

### Land contamination/groundwater assessment

134. A desk study was submitted which indicated the presence of contamination at this site. The full extent of contamination has not been established and so it is recommended that conditions be applied which would ensure that the risks from land contamination to the future users are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers and neighbours.

### Archaeology

135. The Museum of London Archaeology desk based assessment states that the geotechnical investigation and subsurface deposit model indicates that any prehistoric remains, if present, will be deeply buried, and consequently would be affected by the impact of piling; this could be mitigated by archaeological investigation and controls on foundation design to ensure minimum impact upon potential existing archaeological remains. The reports show that the impact into the archaeological resource has been quantified and that archaeological mitigation is required, but this can be managed through the planning process by conditions on any grant of consent. The site has the potential to contain a range of landward structures most probably of post-medieval date, relating to the original river wall, revetments, jetties, barges and the other various industrial buildings and activities that have taken place here. The assessment report recommends a programme of archaeological investigation, which will add further information on the foundation design and the impact of the proposal on the buried archaeological resource; archaeological evaluation would be the first step in this process.

### Ecology

136. The applicants have submitted an ecological assessment with the application. This document assesses the ecological interest of the site and any potential impacts resulting from the development are assessed. This has been reviewed by the council's ecology officer and the mitigation measures including the provision of 3 bat tubes and 4 nest bricks will be secured by condition.

### **Conclusion on planning issues**

137. The proposed redevelopment of this brownfield site would remove a nightclub which has historically caused a nuisance to residents, and create a new section of river walk animated by a cafe. It would provide much needed housing, including a policy-compliant number and mix of affordable housing. The design is of a very high quality, both in terms of its architecture and the accommodation it provides, and the high density has not resulted in unreasonable compromises in the housing accommodation or the relationship with the context. The height of the building, although defined as a 'tall building', sits comfortably within this river front context and the quality of the design and public realm meets the expectation of saved Southwark Plan policy 3.20 on tall buildings. The impacts on the neighbours' amenity – sunlight, daylight and privacy – have been assessed and, while the impacts are recognised, they are not so harmful as to warrant refusal of an otherwise acceptable scheme. While the level of parking provision is relatively low, the analysis of the surrounding streets indicates that any overspill parking should not cause undue parking stress on-street.
138. The existing crane is in a poor state of repair and, although a large number of objectors clearly see the crane as a local landmark, it is a relatively recent construction. Historic England is assessing an application to formally List the crane, but the evidence examined by the council's archaeologist suggests that the structure

would not meet the criteria for Listing. However, in the event that Historic England took a decision to List the crane, then the weight to be attached to its retention would be increased significantly. Therefore it is recommended that the Committee resolves to grant planning permission, but the decision not be issued until a decision is made by Historic England. In the event that the crane was Listed, officers would refer this application back to this Committee in order that it could reconsider the proposal in light of this additional information.

### **Community impact statement**

139. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

### **Consultations**

140. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

141. Details of consultation responses received are set out in Appendix 2.

#### Summary of consultation responses

142. Representations from the occupiers of 100 properties have been received objecting to the proposals. Many objections cite support for the principle of redeveloping the site, but raise concerns regarding the specific nature of the proposals.

143. Objections:

#### Principle/land uses

- Loss of playspace which is an important community asset. The only other freely accessible space for football is almost 1 mile away
- Division between private and affordable housing would fail to create cohesive community
- Loss of crane as a local landmark and last reference to areas industrial heritage
- The river walk path will not be complete as it will only open up width of building while the path is closed when the farm is closed
- Loss of youth club will result in increase in loitering youths
- Lack of infrastructure to provide.

#### Design

- The scale of development is too great
- Density is above council maximum density levels and that specified within the SPD
- Detrimental impact on the river frontage
- Out of character with the surrounding streets
- Inadequate/inappropriate landscaping and means of enclosure
- Loss of trees

- Segregation between residents
- The position of the two blocks situated in a less interesting layout in contrast to the original proposals shown at consultation stage
- The height of blocks too great in relation to neighbouring properties
- “Pocket Park” too small.

#### Amenity

- Proposal is not in the best interests and safety of local residents
- Detrimental impact on local infrastructure (schools, GPs, transport).

#### Gabriel House

- Loss of right to light
- Loss of daylight and sunlight
- Loss of view of river
- Overspill parking into parking area
- Overbearing visual impact.

#### Caledonian Wharf

- Loss of privacy from overlooking and opening up of riverside path
- Loss of daylight
- Loss of sunlight
- Overshadowing
- Detrimental visual impact
- Negative impact on infrastructure in terms of broadband speeds, water pressure, drainage
- Detrimental impact on fire safety
- Loss in value
- Loss of view
- Loss of exclusivity of riverside path
- Potential structural damage to buildings
- Loss of privacy to swimming pool
- Loss of communal amenity space with sunlight.

#### Custom House Reach

- Loss of light
- Loss of views
- Loss of privacy
- Impact on water front terrace
- No consideration for the integration of the Custom House Reach communal garden
- Loss of access to river affecting mooring rights of residents
- Loss of existing parking for Custom House Reach.

#### Wyatt Close

- Loss of daylight
- Loss of privacy
- Overshadowing of access route
- Loss of satellite signal.

Vaughan Street

- Loss of satellite signal.

Transport

- Increased traffic congestion and increased demand for parking
- The proposed development would adversely affect highway/pedestrian safety
- Increase in on-street parking will restrict or block emergency vehicle access in the surrounding area
- Noise and disruption from construction traffic
- Scale of development should be reduced so that there is parking for each unit  
Other recent developments have proposed much higher parking to unit ratios (11/AP/2242, 14/AP3387). The development does not meet criteria for reduced parking
- Existing public transport is operating at capacity levels. The proposed development will exacerbate existing problems particularly at Canada Water.

Affordable housing

- Insufficient clarity with regard to affordable housing offer
- Failure to provide sufficient affordable housing.

Sustainability

- Detrimental impact on the river wall defences.

Other

- Loss of footfall to Ship and Whale Pub
- Loss of community cohesion
- Detrimental impact on the viability of Surrey Docks Farm due to café competition
- No demand for another café when there are two others in the vicinity
- Increased risk of crime at New Caledonian Wharf
- Detrimental impact on Barnard House Sheltered Housing on Vaughan Street where there will be no access for emergency vehicles
- Increased demand for already stretched local services (GP Surgery, Water Pressure, broadband speeds)
- Construction will impact on tourism
- Plans submitted are not to scale
- Costs to local residents due to need to provide security gate to stop parking in the spaces available to Gabriel House
- Proposal will result in empty homes as a result of foreign investors
- Loss in value of flats at New Caledonian Wharf
- Developer's Consultation Exercise was not accurate and skewed towards positive answers. Developers have not responded to or addressed the concerns of local residents;
- Inappropriate re-assignment of public land for private gain
- Potential unexploded ordinances on site. Can developer provide written assurance of that there is adequate insurance cover and details of providers.

Letters of support

144.A letter of support has been received from Surrey Docks Farm. While they note the local concerns represented they recognise the benefits that can arise as a

consequence of the development. In particular the proposal can make a significant CIL contribution. CIL funding can be used for projects identified on the Community Infrastructure Projects List for the Bermondsey and Rotherhithe Area. The provision of new community facilities on Surrey Docks Farm is a local project on this list.

145. They also recognise the benefit of opening up the Thames Path as this will complement the section which exists in front of the Farm. The proposed development with the café will complement their own development proposals and will help raise the profile of this section of the river frontage.

146.1 letter of support has been received from residents of the local area. They support the proposals on the following grounds:

- Welcome the redevelopment of gap site.

### **Comments received from statutory consultees**

#### Archaeology

147. The applicants have submitted a desk based assessment (DBA) with this application by MoLA, dated June 2016. There is agreement that the recommendations of the MoLA report that an archaeological watching brief is required during preliminary ground preparation and subsequent ground reduction to ensure that any post-medieval remains are not removed without record. There is also a requirement for archaeological building recording (Level 2) of the derelict mid 20<sup>th</sup> century wharf crane prior to its removal. Conditions are requested in relation to Archaeological Watching Brief, Archaeological Building Recording and Archaeological Reporting.

#### Ecology officer

148. This application has been reviewed with regard to ecology. The ecology survey and bat survey report is fine. The report makes recommendations for ecological enhancement. Conditions are recommended to secure these.

#### Environment Agency

149. No objection to the planning application as submitted, subject to the attached conditions (see section 1) being imposed on any planning permission granted. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the planning application.

#### Environmental protection officer

150. No objections subject to conditions to ensure appropriate internal insulation for proposed residential units, protection from vertical sound transmission between commercial and residential properties, restrictions on plant noise, details of kitchen extraction ventilation for commercial kitchen, suitable investigation of site contamination with remediation where necessary, construction management and hours of site works.

#### Flood and drainage team

151. Regarding surface water drainage, we expect developers to limit flow to the equivalent greenfield runoff rates in line with the London Plan (2015).

152. We also request the FRA and Drainage Strategy are updated with details of who will be responsible for the management and maintenance of the SuDS.

153. We note that evidence is not provided on third party agreement of surface water discharge to the sewer system. We do not need to see this, but the applicant should ensure that it is obtained.

154. Please also refer to any comments received from the Environment Agency at full application stage. There is EA correspondence included in the FRA and therefore we believe we understand their views on this application.

## GLA

### *Principle of development*

155. The youth club facilities have been re-provided, and, on the basis that this site is now surplus to local social infrastructure requirements, the proposed high density residential-led redevelopment of this underused Opportunity Area site is strongly supported in accordance with London Plan policies 2.13, 3.3 and 3.16.

156. The youth club facilities have been re-provided, and, on the basis that this site is now surplus to local social infrastructure requirements, the proposed high density residential-led redevelopment of this underused opportunity area site is strongly supported in accordance with London Plan policies 2.13, 3.3 and 3.16.

### *Housing*

157. The proposed high quality, high density housing provision is broadly supported in line with London Plan Policy 3.3. Nevertheless, the proposed provision of affordable housing (32% by habitable room) requires rigorous independent review in line with London Plan Policy 3.12.

### *Urban design*

158. The proposed design of this prominent riverside development is supported in line with London Plan policies 3.5, 3.7, 7.4, 7.6 and 7.27.

### *Inclusive access*

159. The proposed approach to access and inclusion is supported in accordance with London Plan Policy 7.2.

### *Sustainable development*

160. Following clarifications on the energy strategy the Council will secure the associated energy and climate change adaptation measures by way of planning condition in accordance with London Plan policies 5.2, 5.10 and 5.13.

### *Transport*

161. Whilst the scheme is generally acceptable in strategic transport terms issues in respect to: access; cycle parking; trip generation and impact on public transport network; deliveries, servicing and construction and travel planning should be addressed in line with London Plan policies 6.3, 6.9, 6.10, 6.13 and 6.14.

## Highways

162. No objections to the proposed development. Section 278 agreement will be required to cover the works to Thames River Path, Odessa Street footway, drainage system,



trees on highway and street lighting. Approval in principle is required in order for LBS to ascertain its structure integrity. Swept path drawings and details of bin holding area have been provided following request.

#### Historic England

163. Thank you for your letter of 4 October 2016 notifying Historic England of the application for planning permission relating to the above site. On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions, details of which are enclosed.

164. We are aware that the crane associated with this application is currently being considered for listing. If the crane is listed, a listed building consent application should be made to remove the crane, which consultation to Historic England may be required.

#### Local economy team

165. The principle of developing the site was initially established when it was designated as a proposal site in the Canada Water Area Action Plan (CWAAP). The site is allocated for residential development in the adopted (CWAAP).

166. The youth club and recreational facilities formerly provided on the Site have been relocated to the nearby Docklands Settlement Community Centre, at 400 Salter Road.

167. LET support this application.

168. The transport assessment, and design and access assessment show no particular concerns around access, visibility, or disturbance.

169. Section 106 clause in relation to employment during construction is required.

#### London Fire Brigade

170. No objections or comments to raise at this juncture.

#### Metropolitan Police

171. To assist the developer in achieving Secured by Design accreditation, it is recommended that a 'Secured by Design' condition be attached to any permission that may be granted in connection with this application and that the wording is such that the development will follow the principles and physical security requirements of Secured by Design.

#### Port of London Authority

172. No objections in principle but would like to see consideration given to the use of the River Bus as an alternative form of sustainable transport. Information is required to be provided by way of condition in relation to 1) provision of targets for river bus use (which reflects the targets set out within the River Action Plan), measures to encourage river bus use, Timetable for River Bus stop.

173. It is also noted that the use of waterborne transport for bulk removal of materials has not been acknowledged, despite the site's river side location. This would have the potential to displace significant number of HGV movements from the local highway. The London Plan specifically promotes the use of the waterways for transport of

freight and general goods and therefore it is considered prudent that the LPA are satisfied that serious consideration has been given to this method of transport.

174. The Thames River Walk passes close to the site. It is pleasing to note that the proposed regeneration will enable the provision of the final missing sections of the Thames Walkway on the Southwark waterfront. The PLA support the development's aim in creating a 'destination' along this section of the Thames Riverside, and accords with the aims and objectives of the PLAs Thames Vision which seeks to promote the use of the river, and revitalising the River as a leisure focal point is encouraging.

175. It is noted on page 13 of the Design and Access Statement that the proposal includes for a crane sculpture, which would overhang the Thames. Further information is encouraged with regard to this sculpture, particularly on how far the crane would overhang the Thames, and whether consideration as to what impact this may have on the River regime, particularly from a navigational point of view? The applicant would need to apply for a River Works Licence from the PLA before such a structure is erected. Certainly matters relating to navigational safety on the River would be considered at this stage, but it would be worth exploring this during the planning process. As a minimum, an informative should be imposed advising the Applicant make contact with the PLA in terms of the required River Works Licence.

#### Tower Hamlets

176. No comment on the proposals

#### Urban Forester

177. In contrast to the design previously submitted at pre-app which sought to retain the majority of mature trees on site, the proposed development now results in the removal of all but one or two of the 13 existing trees:

- 4 x Category C Poplar, Willow and Acacia
- 7 x Category B Poplar and Willow.

178. These have been noted as being visually significant.

179. Based on the outline landscape plans this results in a net loss of 1043 cm stem girth of B category trees. Although 6 trees are proposed as part of new landscaping which will help mitigate the adverse effects to amenity and screening, insufficient space is available for any additional planting on site.

180. In order to adhere to London Plan policy requiring no net loss of canopy cover, the shortfall should be provided for planting within the vicinity of the development via a section 106 agreement. Based on a cost of £500 per 16cm girth tree planted in soft, this equates to a payment of £32,593. Suitable locations can be found in neighbouring open space and Southwark highways and housing estate land.

181. Confirmation is needed that tree T13 is to be retained as this is unclear.

182. Cross sections should be amended to provide suitable soil volumes in hard surfaced area using cellular systems (e.g. Silvacell/Stratacell).

183. Further details of landscaping and tree protection measures should be provided via condition in order to ensure the quality of design shown in the outline landscape plans. Please see recommended wording included.

### Human rights implications

184. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

185. This application has the legitimate aim of providing a residential development with ground floor café and extension to the river walk. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/291-C Application file: 16/AP/2681 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 3920 Council website: www.southwark.gov.uk

### APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

### AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Robin Sedgwick, Senior Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	26 October 2016	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Strategic Director, finance and corporate services	No	No
Strategic director, environment and leisure	No	No
Strategic director, housing and community services	No	No
Director of Regeneration	No	No

**APPENDIX 1****Consultation undertaken****Site notice date:** 15/07/2016**Press notice date:** 21/07/2016**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 14/07/2016**Internal services consulted:**

Ecology Officer  
 Economic Development Team  
 Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]  
 Flood and Drainage Team  
 HIGHWAY LICENSING  
 Highway Development Management  
 Housing Regeneration Initiatives  
 Waste Management

**Statutory and non-statutory organisations consulted:**

British Waterways  
 Cllr Bill Williams  
 Cllr Kath Whittham  
 Cllr S Cryan  
 EDF Energy  
 Environment Agency  
 Greater London Authority  
 Historic England  
 London Borough of Lewisham  
 London Borough of Tower Hamlets  
 London Fire & Emergency Planning Authority  
 Metropolitan Police Service (Designing out Crime)  
 Natural England - London Region & South East Region  
 Port of London Authority  
 Thames Water - Development Planning  
 Transport for London (referable & non-referable app notifications and pre-apps)  
 Twentieth Century Society

**Neighbour and local groups consulted:**

Flat 102 New Caledonian Wharf SE16 7TW	8 Wyatt Close London SE16 5UL
Flat 101 New Caledonian Wharf SE16 7TW	14 Vaughan Street London SE16 5UW
Flat 100 New Caledonian Wharf SE16 7TW	12 Vaughan Street London SE16 5UW
Flat 103 New Caledonian Wharf SE16 7TW	7 Spence Close London SE16 5UH
Flat 2 Gabriel House SE16 7HQ	16 Vaughan Street London SE16 5UW
Flat 1 Gabriel House SE16 7HQ	22 Vaughan Street London SE16 5UW
Flat 104 New Caledonian Wharf SE16 7TW	20 Vaughan Street London SE16 5UW
Flat 99 New Caledonian Wharf SE16 7TW	18 Vaughan Street London SE16 5UW
Flat 94 New Caledonian Wharf SE16 7TW	6 Spence Close London SE16 5UH



Flat 28 Gabriel House SE16 7HQ  
 Flat 27 Gabriel House SE16 7HQ  
 Flat 26 Gabriel House SE16 7HQ  
 Flat 29 Gabriel House SE16 7HQ  
 Flat 32 Gabriel House SE16 7HQ  
 Flat 31 Gabriel House SE16 7HQ  
 Flat 30 Gabriel House SE16 7HQ  
 Flat 25 Gabriel House SE16 7HQ  
 Flat 20 Gabriel House SE16 7HQ  
 Flat 19 Gabriel House SE16 7HQ  
 Flat 18 Gabriel House SE16 7HQ  
 Flat 21 Gabriel House SE16 7HQ  
 Flat 24 Gabriel House SE16 7HQ  
 Flat 23 Gabriel House SE16 7HQ  
 Flat 22 Gabriel House SE16 7HQ  
 Flat 43 Gabriel House SE16 7HQ  
 Flat 42 Gabriel House SE16 7HQ  
 Flat 41 Gabriel House SE16 7HQ  
 Flat 44 Gabriel House SE16 7HQ  
 Flat 106 New Caledonian Wharf SE16 7TW  
 Flat 46 Gabriel House SE16 7HQ  
 Flat 45 Gabriel House SE16 7HQ  
 Flat 40 Gabriel House SE16 7HQ  
 Flat 35 Gabriel House SE16 7HQ  
 Flat 34 Gabriel House SE16 7HQ  
 Flat 33 Gabriel House SE16 7HQ  
 Flat 36 Gabriel House SE16 7HQ  
 Flat 39 Gabriel House SE16 7HQ  
 Flat 38 Gabriel House SE16 7HQ  
 Flat 37 Gabriel House SE16 7HQ  
 19 Wyatt Close London SE16 5UL  
 18 Wyatt Close London SE16 5UL  
 17 Wyatt Close London SE16 5UL  
 20 Wyatt Close London SE16 5UL  
 351a Rotherhithe Street London SE16 5LJ  
 22 Wyatt Close London SE16 5UL  
 21 Wyatt Close London SE16 5UL  
 16 Wyatt Close London SE16 5UL  
 11 Wyatt Close London SE16 5UL  
 10 Wyatt Close London SE16 5UL  
 9 Wyatt Close London SE16 5UL  
 12 Wyatt Close London SE16 5UL  
 15 Wyatt Close London SE16 5UL  
 14 Wyatt Close London SE16 5UL  
 13 Wyatt Close London SE16 5UL  
 3 Custom House Reach Odessa Street SE16 7LX  
 23 Custom House Reach Odessa Street SE16 7LX  
 21 Custom House Reach Odessa Street SE16 7LX  
 4 Custom House Reach Odessa Street SE16 7LX  
 8 Custom House Reach Odessa Street SE16 7LX  
 6 Custom House Reach Odessa Street SE16 7LX  
 5 Custom House Reach Odessa Street SE16 7LX  
 20 Custom House Reach Odessa Street SE16 7LX  
 11 Custom House Reach Odessa Street SE16 7LX  
 10 Custom House Reach Odessa Street SE16 7LX  
 1 Custom House Reach Odessa Street SE16 7LX  
 12 Custom House Reach Odessa Street SE16 7LX  
 2 Custom House Reach Odessa Street SE16 7LX  
 17 Custom House Reach Odessa Street SE16 7LX  
 16 Custom House Reach Odessa Street SE16 7LX  
 Flat 21 New Caledonian Wharf SE16 7TN  
 Flat 20 New Caledonian Wharf SE16 7TN  
 Flat 19 New Caledonian Wharf SE16 7TN  
 5 New Caledonian Wharf Odessa Street SE16 7TN  
 Office New Caledonian Wharf 6 Odessa Street SE16 7TW  
 16 Viewfield Road SW18 1NA  
 27 New Caledonian Wharf 6 Odessa Street SE16 7TN  
 Flat 8, 1 Rainbow Quay London Se16 7uf  
 6 Odessa Street Flat 13, New Caledonian Wharf SE16 7TN  
 84 New Caledonian Wharf London SE16 7TW  
 59 Elgar Street Rotherhithe SE16 7QR  
 59 Elgar Street Rotherhithe SE16 7QR  
 Flat 94 New Caledonian Wharf 6 Odessa St SE16 7TW  
 Flat 103, New Caledonian Wharf London SE16 7TW  
 Flat 12 Custom House Reach 5 Odessa Street SE16 7LX  
 18 Custom House Reach Odessa Street SE16 7LX  
 18 Custom House Reach Odessa St se167lx  
 Flat 77, New Caledonian Wharf 6 Odessa Street SE16 7TW  
 57 New Caledonian Wharf 6 Odessa St SE16 7TW  
 337 Rotherhithe Street London SE16 5LJ  
 111 New Caledonian Wharf London SE16 7TW  
 24 Vaughan Street Rotherhithe Se16 5UW  
 327 Rotherhithe Street London SE16 5LT  
 Flat 27 Gabriel House 10 Odessa Street SE16 7HQ  
 49 New Caledonian Wharf 6 Odessa Street SE16 7TN  
 46 New Caledonian Wharf 6 Odessa Street SE16 7TN  
 Flat 91 New Caledonian Wharf London Se16 7TW  
 8 New Caledonian Wharf Odessa Street SE16 7TN  
 12 Custom House Reach London SE16 7LX  
 62 New Caledonian Wharf 6 Odessa Street SE16 7TW  
 18 Howland Way London SE16 6HN  
 18 Howland Way London SE16 6HN  
 43 Neckinger London SE16 3QL  
 49 Queen Of Denmark Court London SE16 7TB  
 South Dock Lock Office Rope St Se167sz  
 Mv Elisabeth South Dock Marina Lock Office Rope Street SE16 7SZ  
 59 Barfleur Lane London SE8 3DD  
 Rotherhithe St Rotherhithe  
 Flat 11, Building 100, Alaska Buildings 61 Grange Road SE1 3BA  
 1b Holyoake Court London se16 5hj  
 24 Shipwright Road London SE16 6QB  
 20 Keel Close London SE16 6BX  
 130 Adams Gardens Estate St. Marychurch Street SE16 4JH  
 71 Greenland Quay London SE16 7RR  
 Apartment 7 Hood Point 307a Rotherhithe Street SE16 5HA  
 No Address X  
 South Dock Marina London SE167SZ  
 50 New Caledonian Wharf London Se16 7TW  
 Email  
 5 Sovereign Crescent London se16 5xh  
 374 Rotherhithe Street London SE16 5EF  
 Blenheim Court King & Queen Wharf SE16 5ST  
 3 Hurley Crescent London SE16 6AL  
 9 Blythwood Road London N4 4EU  
 Surrey Docks Farm South Wharf SE16 5ET  
 Flat 6 Gabriel House 10 Odessa Street SE167HQ  
 Flat 20 Walker House Odessa Street SE16 7HD  
 Flat 5, Walker House 11 Odessa Street SE16 7HD  
 24 Vaughan Street, Rotherhithe London SE16 5UW  
 5 Bray Crescent Rotherhithe SE16 6AN

**Re-consultation:** n/a

**APPENDIX 2****Consultation responses received****Internal services**

Economic Development Team  
 Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]  
 Flood and Drainage Team

**Statutory and non-statutory organisations**

Greater London Authority  
 Historic England  
 London Fire & Emergency Planning Authority  
 Natural England - London Region & South East Region  
 Port of London Authority  
 Thames Water - Development Planning  
 Transport for London (referable & non-referable app notifications and pre-apps)

**Neighbours and local groups**

Appartment 7 Hood Point 307a Rotherhithe Street SE16 5HA  
 Blenheim Court King & Queen Wharf SE16 5ST  
 Email representation  
 Flat 10 New Caledonian Wharf SE16 7TN  
 Flat 103, New Caledonian Wharf London SE16 7TW  
 Flat 103 New Caledonian Wharf SE16 7TW  
 Flat 106 New Caledonian Wharf SE16 7TW  
 Flat 11, Building 100, Alaska Buildings 61 Grange Road SE1 3BA  
 Flat 110 New Caledonian Wharf SE16 7TW  
 Flat 111 New Caledonian Wharf SE16 7TW  
 Flat 12 Custom House Reach 5 Odessa Street SE16 7LX  
 Flat 17 Custom House SE16 7LQ  
 Flat 17 New Caledonian Wharf SE16 7TN  
 Flat 19 Gabriel House SE16 7HQ  
 Flat 19 New Caledonian Wharf SE16 7TN  
 Flat 19 New Caledonian Wharf SE16 7TN  
 Flat 20 Walker House Odessa Street SE16 7HD  
 Flat 27 Gabriel House SE16 7HQ  
 Flat 27 Gabriel House 10 Odessa Street SE16 7HQ  
 Flat 31 Gabriel House SE16 7HQ  
 Flat 33 Gabriel House SE16 7HQ  
 Flat 34 Gabriel House SE16 7HQ  
 Flat 39 Gabriel House SE16 7HQ  
 Flat 42 New Caledonian Wharf SE16 7TN  
 Flat 43 Gabriel House SE16 7HQ  
 Flat 43 New Caledonian Wharf SE16 7TN  
 Flat 46 New Caledonian Wharf SE16 7TN  
 Flat 49 New Caledonian Wharf SE16 7TN  
 Flat 49 New Caledonian Wharf SE16 7TN  
 Flat 5, Walker House 11 Odessa Street SE16 7HD  
 Flat 50 New Caledonian Wharf SE16 7TN  
 Flat 53 New Caledonian Wharf SE16 7TN

Flat 54 New Caledonian Wharf SE16 7TN  
 Flat 6 Gabriel House 10 Odessa Street SE167HQ  
 Flat 77 New Caledonian Wharf SE16 7TW  
 Flat 77, New Caledonian Wharf 6 Odessa Street SE16 7TW  
 Flat 8 New Caledonian Wharf SE16 7TN  
 Flat 8, 1 Rainbow Quay London Se16 7uf  
 Flat 84 New Caledonian Wharf SE16 7TW  
 Flat 89 New Caledonian Wharf SE16 7TW  
 Flat 9 New Caledonian Wharf SE16 7TN  
 Flat 90 New Caledonian Wharf SE16 7TW  
 Flat 91 New Caledonian Wharf London Se16 7TW  
 Flat 94 New Caledonian Wharf SE16 7TW  
 Flat 94 New Caledonian Wharf 6 Odessa St SE16 7TW  
 Flat 95 New Caledonian Wharf SE16 7TW  
 Flat 96 New Caledonian Wharf SE16 7TW  
 Mv Elisabeth South Dock Marina Lock Office Rope Street SE16 7SZ  
 No Address X  
 Office New Caledonian Wharf 6 Odessa Street SE16 7TW  
 Rotherhithe St Rotherhithe  
 South Dock Lock Office Rope St Se167sz  
 South Dock Marina London SE167SZ  
 Surrey Docks Farm South Wharf SE16 5ET  
 1b Holyoake Court London se16 5hj  
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 111 New Caledonian Wharf London SE16 7TW  
 12 Custom House Reach London SE16 7LX  
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 130 Adams Gardens Estate St. Marychurch Street SE16 4JH  
 15 Wyatt Close London SE16 5UL  
 16 Viewfield Road SW18 1NA  
 17 Custom House Reach Odessa Street SE16 7LX  
 17 Custom House Reach Odessa Street SE16 7LX  
 17 Wyatt Close London SE16 5UL  
 18 Custom House Reach Odessa St se167lx  
 18 Custom House Reach Odessa Street SE16 7LX  
 18 Custom House Reach Odessa Street SE16 7LX  
 18 Custom House Reach Odessa Street SE16 7LX  
 18 Howland Way London SE16 6HN  
 18 Howland Way London SE16 6HN  
 20 Keel Close London SE16 6BX  
 24 Shipwright Road London SE16 6QB  
 24 Vaughan Street London SE16 5UW  
 24 Vaughan Street, Rotherhithe London SE16 5UW  
 24 Vaughan Street Rotherhithe Se16 5UW  
 27 New Caledonian Wharf 6 Odessa Street SE16 7TN  
 28 Vaughan Street London SE16 5UW  
 3 Hurley Crescent London SE16 6AL  
 327 Rotherhithe Street London SE16 5LT  
 337 Rotherhithe Street London SE16 5LJ  
 34 Vaughan Street London SE16 5UW  
 374 Rotherhithe Street London SE16 5EF  
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 43 Neckinger London SE16 3QL  
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 5 Bray Crescent Rotherhithe SE16 6AN



5 New Caledonian Wharf Odessa Street SE16 7TN  
5 Sovereign Crescent London se16 5xh  
50 New Caledonian Wharf London Se16 7TW  
57 New Caledonian Wharf 6 Odessa St SE16 7TW  
59 Barfleur Lane London SE8 3DD  
59 Elgar Street Rotherhithe SE16 7QR  
59 Elgar Street Rotherhithe SE16 7QR  
6 Custom House Reach Odessa Street SE16 7LX  
6 Odessa Street Flat 13, New Caledonian Wharf SE16 7TN  
62 New Caledonian Wharf 6 Odessa Street SE16 7TW  
71 Greenland Quay London SE16 7RR  
8 Custom House Reach Odessa Street SE16 7LX  
8 New Caledonian Wharf Odessa Street SE16 7TN  
84 New Caledonian Wharf London SE16 7TW  
9 Blythwood Road London N4 4EU  
9 Custom House Reach Odessa Street SE16 7LX



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<b>Item No.</b> 9.3	<b>Classification:</b> Open	<b>Date:</b> 8 November 2016	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Council's own development Application 16/AP/3503 for: Full Planning Permission  <b>Address:</b> CAR PARK SITE, COPELAND ROAD, LONDON SE15 3SL  <b>Proposal:</b> Erection of 67, one, two and three bedroom flats within 4 - 8 storey development with associated parking, cycle and refuse/recycling stores and landscaping including re-provision of (enlarged) ball court		
<b>Ward(s) or groups affected:</b>	The Lane		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 24/08/2016		<b>Application Expiry Date</b> 23/11/2016	
<b>Earliest Decision Date</b> 16/09/2016			

### RECOMMENDATIONS

1. That planning permission be granted subject to the completion of an appropriate legal agreement and conditions.
2. That in the event that the legal agreement is not completed by 31 January 2017, the Director of Planning be authorised to refuse planning permission for the reason detailed in paragraph 96.

### BACKGROUND INFORMATION

3. This application is part of the Southwark Regeneration in Partnership Programme (SRPP), which together with other programmes within the council seek to deliver more affordable housing within the borough. On 27 January 2015, cabinet agreed the development of the Southwark Regeneration in Partnership Programme.
4. The aim of the programme is to identify a number of council owned sites of varying size and development potential, which can be brought forward to provide a mix of uses, including new housing.
5. The proposed redevelopment of the site would provide 67 new residential units (of which 42 would be affordable), the provision of a new basketball court with landscaping and wheelchair parking.

### Site location and description

6. The site is located at the southern end of Copeland Road, on its western side, close to the junction with Rye Lane. It fronts onto Copeland Road and has pedestrian and vehicular access and to the rear and south are neighbouring commercial and residential sites on Rye Lane.
7. The site includes the council owned car park which has a vehicular entrance and exit onto Copeland Road. It also includes a vehicular access to sites to the rear, on Rye Lane and a ball court, footpath and paved area which links Copeland Road to Bournemouth Close to the rear. It has a landscaped area in front of a terrace of two storey houses at Hazel Close.
8. The adjoining sites are in commercial and/or residential use:
  - 237 - 247 Rye Lane to the south (on the corner of Copeland Road and Rye Lane) has planning permission for a 4 to 7 storey commercial/residential development including 27 flats (see planning history of adjoining sites below)
  - The Nag's Head public house is situated at 231 - 235 Rye Lane
  - 223 - 239 Rye Lane (at the end of Rye Lane) is a three storey building with a bank on the ground floor and community use on the upper floors
  - 215 - 219 Rye Lane is a four storey building with commercial uses on the ground floor and residential above
  - 213 Rye Lane, to the west of the site, comprises a two storey building on Rye Lane with a large single storey cold store adjoining the application site, to the rear. There is a current planning application (16/AP/0131) for the addition of two storeys on 213 Rye Lane and the demolition of the cold store and the erection of a 3/5/7 storey development with a cold store on the ground floor and 40 flats above (see planning history of adjoining sites below).
9. To the north and east the site is adjoined by two storey terraced housing. There is a terrace on Copeland Road to the north and two storey terraced housing also faces the site to the rear in Hazel Close (it is separated by a footpath and landscaped area). Then there is a block of two storey terraced housing (Russell Court) opposite the site on the other side of Copeland Road.
10. The site has excellent public transport accessibility, with a PTAL rating of 6a. Within a 5 minute walk is Peckham Rye railway station. The site is close to over four main bus stops. These lie within an 8 minute walk and provide 14 different bus services.
11. The site is within:
  - An Air Quality Management Area
  - The Urban Density Zone

- Peckham Major Town Centre
  - Peckham Action Area Core
  - Peckham and Nunhead Action Area.
12. The Rye Lane Conservation Area abuts the site to the west and south; the site is not within the setting of any listed buildings or structures.
13. The site is identified as part of Proposal Site 7 in the Peckham and Nunhead Action Area and part of Site 72P in the Southwark Plan.

### **Details of proposal**

14. The proposal is for a 4 to 8 storey development to provide 67 flats in a range of sizes including seven wheelchair accessible dwellings with associated landscaped and access areas and the retention of an (enlarged) ball court.
15. The building would front onto Copeland Road and extend west along Hazel Close. Soft landscaping would be provided around the building along Copeland Road, Hazel Close and on the south side of the building along the vehicular access to the rear. New planting and paving would be formed on the existing space separating the car park from the properties on Hazel Close. A new, enlarged ball court would be provided at the rear and soft and hard landscaping and pathways would be formed within a courtyard and amenity/access areas to the rear of the building.
16. The new building would be made up of three distinct cores, each of a different height. Block A, on the south of the site would be eight storeys in height with the top floor being set back. The block would reduce in height to six storeys further north. Block B, sited at the corner with Hazel Close, would have five storeys while Block C, on the west of the site, opposite the two storey houses in Hazel Close, would be four storeys.
17. A simple palette of light orange and dark brown brickwork is proposed. Light orange stock brick would be used on the main frame of the proposal to match the context of neighbouring properties while a dark brown brick is proposed on the north and set back elements to minimise their impact on the elevations. The scheme would introduce texture through metal balustrades and recessed and projected elements on the brickwork.
18. The buildings would have flat roofs with areas of green roof, with solar panels and a communal amenity space.
19. The building would provide 67 dwellings; 27 would be one bed flats, 28 would be two bed flats and 12 would be three bed flats. Six of the one bed flats and one of the two bed flats would be to wheelchair user size and space standards.
20. The numbers and sizes of dwellings are set out below:

One bed flats	27 (6 wheelchair accessible)
Two bed flats	28 (1 wheelchair accessible)
Three bed flats	12

21. Of the 67 new units 25 (37%) would be for private open market sale; 18 (27%) would be for intermediate/shared ownership and 24 (36%) would be for social rent.

22. The tenure of the units are set out below:

Private 'open market'	25 (37%)
Intermediate/shared ownership	18 (27%)
Social rented	24 (36%)

23. The size by tenure would be as follows:

25 private open market	8 x 1 bed; 13 x 2 bed; 4 x 3 bed
18 intermediate/shared ownership	9 x 1 bed; 9 x 2 bed; 0 x 3 bed
24 social rented	10 x 1bed; 6 x 3 bed; 3 x 3 bed

24. The proposed communal amenity spaces include a communal sitting area on the ground floor and a communal roof terrace, which together amount to an area of 144 sq. m. A designated under 5's play area is proposed on the ground floor with a total area of 255 sq. m. An enlarged and improved ball court (414 sq. m) with a new surface and fencing and new landscaping to Hazel Close would also be provided.

25. The scheme would have three secure and covered, bicycle stores, one per core, providing 97 cycle spaces in total. The number of bicycles stored per core would be as follows:

- Core A - 56
- Core B – 28
- Core C – 13.

26. In addition to residents' cycle parking spaces, 19 short stay cycle spaces are proposed on paved areas around the development.

27. Three car park spaces would be provided for wheelchair unit occupants. Apart from this, the site would be car free due to its high PTAL rating of 6a.

28. A loading bay is proposed on Copeland Road and the existing vehicular access to the south of site would allow for light service/delivery vehicles to access the site. Internal refuse/recycling stores are proposed for each core. A waste management strategy has been submitted. This indicates that the refuse/recycling stores for the three cores would meet the requirements of the council's waste management guidance notes for residential developments.

29. The existing pedestrian access and landscaped buffer between the car park and the dwellings in Hazel Close would be retained and improved with new planting. Public access would be available from Bournemouth Close to Copeland Road and the re-provided ballcourt at the rear of the site would also be publicly accessible, though access would be controlled by gates. Step-free access onto the landscaped areas and the basketball court would be achieved by sloping the landscape.

30. The children's play and communal amenity spaces within the new development would be gated for security. All wheelchair accessible flats would be located on the ground floor, while all proposed flats on the floors above could be accessed via a lift, achieving level access throughout.

31. **Planning history**

15/EQ/0356 Application type: Pre-Application Enquiry (ENQ)  
Proposed new development for 67 one, two and three bedrooms units  
Decision date 22/01/2016  
Decision: Pre-application enquiry closed (EQC)

(A copy of the council's formal pre-application response is included within Appendix 3).

**Planning history of adjoining sites**

32. 237-247 Rye Lane

13AP2311 - Demolition of two existing retail units at 237 and 239 and car-wash site, and erection of a four to seven storey building comprising services and retail space at ground level, with 27 new residential units above - allowed on appeal 9 September 2014.

33. 213 Rye Lane

16AP0131 - Partial demolition of existing buildings and redevelopment to provide buildings ranging from 1 to 7 storeys in height accommodating ground floor commercial space (Class A1/B8) with 40 residential units above (Class C3), raised amenity courtyard together with associated blue badge car parking and cycle parking - not yet decided.

**KEY ISSUES FOR CONSIDERATION**

**Summary of main issues**

34. The main issues to be considered in respect of this application are:
- a) the principle of the development
  - b) number, mix and tenure of new housing
  - c) quality of proposed accommodation
  - d) effects on amenity of surrounding occupiers
  - e) transport issues
  - f) design issues and effects on character and appearance of the area
  - g) ecology
  - h) energy efficiency/carbon reduction

- i) planning obligations (section 106 undertaking or agreement)
- j) Community Infrastructure Levy
- k) other matters.

### **Planning policy**

#### 35. National Planning Policy Framework (the Framework)

- S6 - Delivering a wide choice of high quality homes
- S7 - Requiring good design
- S8 - Promoting healthy communities
- S11 - Conserving and enhancing the natural environment
- S12 - Conserving and enhancing the historic environment

#### 36. The London Plan 2016

- Policy 3.3 - Increasing Housing Supply
- Policy 3.4 - Optimising Housing Potential
- Policy 3.5 - Quality and Design of Housing Developments
- Policy 3.8 - Housing choice
- Policy 3.9 - Mixed and balanced communities
- Policy 3.11 Affordable housing targets
- Policy 3.12 Negotiating affordable housing on individual private residential and mixed use scheme
- Policy 3.16 Protection and enhancement of social infrastructure
- Policy 5.1 - Climate change mitigation
- Policy 5.2 - Minimising carbon emissions
- Policy 5.3 - Sustainable design and construction
- Policy 5.7 - Renewable energy
- Policy 5.12 Flood risk management



- Policy 5.13 Sustainable drainage
- Policy 5.15 Water use and supplies
- Policy 5.21 Contaminated land
- Policy 6.5 - Funding crossrail and other strategically important transport infrastructure
- Policy 6.9 – Cycling
- Policy 6.10 Walking
- Policy 6.13 Parking
- Policy 7.1 - Lifetime neighbourhoods
- Policy 7.2 - An inclusive environment
- Policy 7.3 – Designing out crime
- Policy 7.4 Local Character
- Policy 7.5 - Public realm
- Policy 7.6 - Architecture
- Policy 7.8 - Heritage Assets and Archaeology
- Policy 8.2 - Planning obligations.

37. Core Strategy 2011

- Strategic Policy 1 - Sustainable development
- Strategic Policy 2 - Sustainable transport
- Strategic Policy 5 - Providing new homes
- Strategic Policy 6 - Homes for people on different incomes
- Strategic Policy 7 - Family homes
- Strategic Policy 10 - Jobs and businesses
- Strategic Policy 12 - Design and conservation
- Strategic Policy 13 - High environmental standards

- Strategic Policy 14 - Implementation and delivery.

Southwark Plan 2007 (July) - saved policies

38. The council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark planning policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

- Saved policy - 2.5 Planning Obligations
- Saved policy - 3.1 Environmental Effects
- Saved policy - 3.2 Protection of Amenity
- Saved policy - 3.3 Sustainability Appraisal
- Saved policy - 3.4 Energy Efficiency
- Saved policy - 3.6 Air Quality
- Saved policy - 3.7 Waste Reduction
- Saved policy - 3.10 Hazardous Substances
- Saved policy - 3.11 Efficient Use of Land
- Saved policy - 3.12 Quality in Design
- Saved policy - 3.13 Urban Design
- Saved policy - 3.14 Designing Out Crime
- Saved policy - 3.19 Archaeology
- Saved policy - 4.1 Density of Residential Development
- Saved policy - 4.2 Quality of Residential Development
- Saved policy - 4.3 Mix of Dwellings
- Saved policy - 4.4 Affordable Housing
- Saved policy - 5.1 Locating Developments
- Saved policy - 5.2 Transport Impacts

- Saved policy - 5.3 Walking and Cycling
- Saved policy - 5.6 Car Parking
- Saved policy - 5.7 Parking Standards for disabled people and the mobility impaired.

39. Peckham and Nunhead Area Action Plan (2014) (PNAAP)

- Policy 15: Residential Parking
- Policy 16: New Homes
- Policy 17: Affordable and private homes
- Policy 18: Mix and design of new homes (including minimum dwelling sizes).

**Neighbour consultations**

40. Six letters of objection were received. Objections raised relate to:

- Increased and excessive traffic on Copeland Road
- Loss of public parking spaces in existing car park
- Noise and disturbance (due to increased traffic)
- Excessive height for Peckham and Nunhead Action Area and Rye Lane Conservation Area
- Inappropriate design and harm to local character and distinctiveness, streetscenes and skylines
- Overbearing and overshadowing impacts for residents of Atwell Estate
- Inadequate provision of amenity space, i.e. communal amenity space for residents
- Lack of suitable amenity space in surrounding area
- Inadequate provision of car parking and servicing areas
- Inadequate access to cycle storage facilities and lack of designated cycle routes.

41. Consideration of the above objections is undertaken in the assessment below.

**Principle of development**

42. The car park has been identified for the Southwark Regeneration in Partnership Programme as being appropriate for residential development and a 4 to 8 storey scheme comprising 67 new residential units (42 affordable) has been designed following public consultation meetings, design team meetings and consultation with the council's Design

Review Panel.

43. The application site is part of designated site 72P in the saved Southwark Plan which has been identified as capable of providing 51 to 119 new dwellings. Additionally the site forms proposal site 7 in the Peckham and Nunhead Area Action Plan for which an indicative capacity of 75 units is stated. The principle of a residential land use is acceptable on this site.

### **Density**

44. The proposal for 67 new dwellings with a total of 216 habitable rooms would have a density of 252 units per hectare and 811 habitable rooms per hectare.
45. The density of development would fall within the range of units per hectare recommended in the London Plan for the Urban Density Zone (i.e. 70 to 260 units per hectare). In habitable rooms per hectare the density would be slightly above the range of 200 to 700 habitable rooms per hectare detailed in the development plan. Policy documents do advise that within the action area cores higher densities may be allowed and considering the exemplary design, a higher density is acceptable. It is noteworthy that as the PNAAP states the indicative capacity as being for 75 residential units.

### **Number, mix and tenure of new housing**

46. The proposed dwelling mix would include 27 x 1 bed units (40%), 28 x 2 bed units (42%), 12 x 3 bed units (18%). The proposal would therefore include a total of 60% two or three bed as required under Core Strategy Policy 7 (Family Homes). Six of the one bed units and one of the two bed units would be for wheelchair users in accordance with Southwark Plan policy 4.3 for 10% wheelchair housing.
47. Policy 18 (Mix and design of new homes) of the Peckham and Nunhead Area Action Plan requires developments of 10 or more residential units to provide:
- All development to be built to Lifetime Homes Standards
  - Development generating potential for 10 or more children to provide play space for children and young people as part of the scheme.
48. All the dwellings would comply with Lifetime Homes Standards. Children's and youth play space would be provided in the shape of a 254 sq. m landscaped children's play area and the enlarged (414 sq. m) ball court.
49. The proposed tenure is set out below:
- |                                 |           |
|---------------------------------|-----------|
| • Private 'open market'         | 25 (37%)  |
| • Intermediate/shared ownership | 18 (27%)  |
| • Social rented                 | 24 (36%). |
50. Comprising 63% affordable housing the proposal would accord with Core Strategy Policy 6 and PNAAP policy 17 which require a minimum 35% affordable housing in the

Peckham and Nunhead Action Area in developments of ten or more residential units. A development appraisal summary has been submitted. This indicates that there is no scope for providing any additional affordable housing and the proposed number and tenure of affordable units already exceeds reasonable, market expectations.

51. Policy 17 of the Peckham and Nunhead Action Area Plan requires new affordable housing to be split 50:50 between social rented and intermediate (shared ownership). The proposal would result in a split of 57:43 between social rent and shared ownership, a relatively modest deviation and one that is acceptable.

### Quality of proposed accommodation

#### Residential design standards

52. The individual unit sizes would comply with the National Housing Standards which are set out in the Technical Update to the Council's Residential Design Standards (2011). The unit sizes and the National Housing Standard minimum size requirements are as follows:

Unit Type	Proposed Floor Area (sq. m)	National Housing Standard (sq. m)
1 bed 2 person	50 - 53	50
2 bed 3 person	66 - 68	61
2 bed 4 person	70 - 75	70
3 bed 5 person	86 - 96	86

Wheelchair standard units	Proposed Floor Area (sq. m)
1 bed 2 person	67 - 71
2 bed 3 person	82

53. The individual rooms would also comply with the space standards in the National Housing Standards. The bedrooms would meet or exceed the minimum size requirements (i.e. 12 sq. m per double bedroom, 7 sq. m per single bedroom) and the living room/kitchen/diners would also meet or exceed the space standards. A range of open plan or separate living room/kitchen/diners would be provided. The open plan living room/kitchen/diners would be a minimum of 24 sq. m and the separate living rooms and kitchens would be a minimum of 15 sq. m and 12 sq. m respectively.
54. External balconies or terraces would be provided for all of the flats. These would range in size from a 5 sq. m balcony (for a one bedroom flat) to a 43 sq. m terrace (for a two bedroom flat on the set back seventh floor of Core A). The roof of the six storey part on Copeland Road would provide 81 sq. m of communal amenity space and the courtyard at the rear of the development (on the ground floor) would provide 255 sq. m children's play area and 63 sq. m communal sitting out area. The balconies would project on the front, sides and rear of the building. In many cases the balconies would form part of larger terraces/winter gardens situated within the building envelope. A 30 sq. m terrace would be formed on a single storey plant room projecting from the building in Hazel Close.

### Internal living conditions

55. The site lies in a mixed residential/commercial area and it is not considered that there would be excessive levels of noise such that an unsatisfactory living environment would result. Planning conditions in respect of noise levels within the dwellings and from the proposed plant room are recommended.

### Children's play space/communal amenity space

56. Policy 3.6 (Children and Young People's Play and Informal Recreation Facilities) of the London Plan 2015 requires new residential development with an estimated child occupancy of ten or more children to make provision for play and informal recreation based on the expected child population generated by the scheme and an assessment of future needs. The need is reinforced in the council's section 106 Planning Obligations and CIL SPD.
57. The total children's play space requirement can be calculated using the play space calculator provided in the Mayor's Children and Young People's Play and Informal Recreation Facilities SPG. This calculates the requisite play space based on child occupation rates for new dwellings by size and tenure. Inputting the tenure and sizes of the flats into the play space calculator results in a total requirement for children's play space of 277.4 sq. m. The proposal includes a 255 sq. m under 5s play area and a 414 sq. m ball court. Together these elements exceed the play space requirements.
58. A lack of communal amenity space has been mentioned in the neighbour consultation responses. However, in addition to the children's play space and enlarged ball court, the proposal would also include a communal sitting area on the ground floor and a communal roof terrace which together amount to an area of 144 sq. m. The site also lies less than 500m from Peckham Rye Common which provides abundant formal and informal open space. There would be adequate communal amenity space which taken with the good provision of private amenity space and the proximity to Peckham Rye Common means that future residents would have access to a range of good quality outdoor amenity spaces.

### **Effects on amenity of surrounding occupiers**

#### Sunlight/daylight impacts

59. Calculations of the Vertical Sky Component have been undertaken for 120 windows at neighbouring properties to the site. These include windows to the rear (i.e. facing) elevations of the approved four to seven storey scheme at the adjoining site to the south (237 - 247 Rye Lane), windows to the rear of 223 - 229 Rye Lane, windows in Russell Court opposite the site and windows in the fronts of the neighbouring two storey houses on Copeland Road and Hazel Close. Because of the design proposed and the relationship with existing buildings, most of the windows for neighbouring properties would continue to receive good levels of light. Where absolute VSCs are presently low, the reductions would generally not be noticeable (VSCs of 80% their present levels) with a few exceptions that would have VSCs of around 70% their present. The one window that would be affected more significantly is a high level, secondary window on Russel Court.

60. The Sunlight and Daylight Assessment includes an analysis of the Annual Probable Sunlight Hours for existing neighbouring windows which are orientated within 90 degrees of due south. BRE guidance is that windows should continue to receive in excess of 80% of their pre-development value, 25% of available hours over the year, and 5% of hours in winter. Only windows facing within 90 degrees of due south are required to be tested. In this case 59 windows were considered. The results indicated that 14 windows would have sunlight for their windows below the recommended levels though many of the reductions are only just below the recommended levels.
61. BRE guidance advises that residential amenity spaces (e.g. gardens) should achieve at least 2 hours of sunlight over at least half of their area on the equinox (i.e. 21 March). The gardens of the nearest two houses on Copeland Road (nos. 53 and 55) would experience sunlight levels below this but would not lose all of their sunlight. Other neighbouring dwellings would retain sunlight over 50% of their gardens and 93% of the proposed communal amenity space at the rear of the development would obtain at least 2 hours of sunlight on 21 March.
62. Overshadowing was mentioned in the letters of objection which were received following neighbour consultation but only by one neighbouring resident to the site (in Russell Court). However as a result of the spacing and orientation of the development in the built environment it is considered that the windows and gardens of neighbouring gardens would retain the majority of their daylight and the majority of windows would meet the BRE criteria on sunlight by virtue of either retaining 80% of their existing value, or 25% of annual hours and 5% of winter hours. Again, this is considered acceptable.

#### Overlooking

63. There are living room and bedroom windows proposed in the facing elevation of the approved scheme on the 4th to 6th floors at 237 - 247 Rye Lane but they are set back. On the fourth floor they will be at least 1.5m from the boundary, on the fifth floor 2.75m and on the sixth floor 5m. There will be a communal roof terrace on the top (seventh storey) of the development at 237 - 247 Rye Lane. There are bedroom and living room windows proposed in the facing elevation of the application proposal on the corresponding floors but they are separated by the access road at the south of the site. There would be a distance of 11.5m between the windows on the fourth floor, 12.75m on the fifth floor and 15m on the sixth floor. The relationship would be akin to the distance which is advised in the council's residential design standards for front-to-front relationships across a road (i.e. 12m) and given that screens/planters are proposed to the rooms on the upper floors of the development at 237 - 247 Rye Lane no unacceptable overlooking would occur.
64. Russell Court, on the other side of Copeland Road, is set back from the highway, and off-set from the proposed development which would be opposite the landscaped/access area. The nearest windows are at least 17m from the site of the proposed development and given that the buildings would not be opposite each other, there should be no direct overlooking of any existing habitable rooms.
65. The closest relationship with any neighbouring dwelling would be at 53 Copeland Road (the neighbouring dwelling on Copeland Road to the site). The development would be 5m from the rear garden of this property. However, there would be no balconies or

terraces directly opposite this site and the glass in the windows on the north elevation of the proposal are shown as being angled away from this dwelling.

66. The four storey element would be 18m from the front elevations of nos. 6 - 12 Hazel Close to the rear of the site. The siting would therefore comply with the recommended 12m gap for 'front-to-front' relationships and no excessive overlooking would result.
67. There is an application for a seven storey residential development on the adjoining site to the east (213 Rye Lane). The application has not been approved but the footprint of the proposed building extends close to the boundary of the Copeland Road car park with balconies facing the application site on the upper floors. However, the seven storey element of the application proposal would be at an angle to this development and the minimum 14m separation should ensure that no undue direct overlooking of balconies or habitable rooms occurs. The scheme on the car park would not stymie the development opportunity at 213 Rye Lane.

#### Outlook

68. The size, siting and appearance of the development have been designed to ensure that it would not be unduly overbearing within the aspect of any neighbouring dwellings.
69. The development would be offset in relation to Russell Court on the opposite side of Copeland Road which would not have any windows directly facing the site. The Copeland Road dwellings are similarly orientated east-west and the development would not directly face any windows in these dwellings. The 4/5 storey elements would be situated alongside the rear elevations/gardens of these dwellings but the retention of the landscaped area between the site and the Hazel Close dwellings would provide a degree of open aspect for these properties.
70. The minimum 18m separation between the Hazel Close dwellings and the development would prevent any undue overbearing effects or an unacceptable sense of enclosure for the occupiers of these properties.
71. The siting of the buildings, with amenity space and access/parking spaces at the rear would prevent any unduly overbearing effects on any of the Rye Lane properties to the west.

#### **Transport issues**

72. The application is accompanied by a Transport Statement and this includes a plan which indicates the presence of five other car parks in Peckham Town Centre with 1015 car parking spaces. The Transport Statement refers to the Peckham Town Centre Parking Study (2010) which notes that Copeland Road is the smallest of the car parks in Peckham town centre and it also includes a survey which shows that the car park is under-used. It also notes that there are on-street parking spaces available during peak times of use of the car park on surrounding roads and that there is plenty of capacity in the council's other car parks in Peckham town centre.
73. The loss of the car park would not result in a shortfall of public parking spaces for users owing to the availability of designated on-street bays on surrounding roads and abundant capacity in other Peckham town centre car parks.



74. In terms of traffic generation the Transport Statement includes an assessment of the transport modes on the basis of similar developments in Southwark and Hackney. This indicates that the proposal would generate far fewer car trips in the area on a daily basis and it is anticipated that any servicing parking demand from the development could be accommodated within parking bays on neighbouring roads and in the other car parks in the town centre.
75. There would be a significant net reduction in traffic movements in the vicinity of the site on Copeland Road and the overall impact on traffic in the Peckham area is expected to be broadly neutral.
76. Given the high level of public transport accessibility (the site has a PTAL rating of 6a) and the anticipated level of car use, the proposal for a car-free development accords with the council's policies for sustainable transport and is not anticipated to result in undue pressure on the highway network. A neighbour objection was raised on grounds of increased and excessive traffic on the surrounding roads but the Transport Statement notes that there would be a reduction in vehicular manoeuvres at the site and less congestion at the Copeland Road/Heaton Road interchange. A neighbour objection was raised that the development includes insufficient on-site parking and servicing areas. A designated loading bay is proposed in front of the development for refuse and service vehicles and there is capacity on surrounding roads and in existing car parks to accommodate anticipated parking demands.
77. The provision of cycle parking spaces was raised in one neighbour representation. However the 97 secure, covered cycle parking spaces within the three purpose-built stores and the 19 external 'short-stay' cycle parking spaces would meet resident and visitor demand and encourage the use of cycles instead of cars.
78. The refuse/recycling stores for Blocks A and B would be within 10m of Copeland Road which could be used by the refuse vehicles and it is confirmed that a store would be provided for Block C with the refuse/recyclables being wheeled out to Copeland Road on collection days.

#### **Design issues and effects on character and appearance of the area**

79. The application follows a series of pre-application schemes following five neighbourhood consultation events and consultation with the council's Design Review Panel. The proposals have been amended to take on board neighbour representations, the view of the Design Review Panel and the requirements of the applicant, the Southwark Regeneration in Partnership Programme.
80. The design always incorporated a seven storey element next to the 4 - 7 storey development which is under way at 237 - 247 Rye Lane. However in its early stages the scheme was three storeys at the corner of Copeland Road and Hazel Close with the height rising to 5 storeys to the rear, along Hazel Close.
81. At the request of the Design Review Panel the scheme was increased to 5 storeys in height on the corner of Copeland Road and Hazel Close where the street frontage justifies a prominent building, while it was reduced to three storeys in height at the rear opposite the facing two storey terraced houses in Hazel Close.

82. The height and scale of the development and the effects on the Rye Lane Conservation Area (and Peckham and Nunhead Core Action Area) remain of concern in the letters received from neighbours. However the maximum height (i.e. seven storeys with a set-back seventh floor) would be similar to the height at 237 - 247 Rye Lane and the landmark Co-operative seven storey building at 355 Rye Lane. The site is not included in the Rye Lane Conservation Area and it would not involve any development on Rye Lane.
83. The Rye Lane Conservation Area refers to the origins and heritage of development on Rye Lane, buildings at the southern end of Rye Lane being noted as being purpose built retail accommodation with residential on the upper floors. Of note is the fact that vistas along Rye Lane are contained between street frontages providing a sense of enclosure which would not be affected by the proposal. The wider vista looking south from Rye Lane would similarly not be harmed. The development would not cause harm to the setting of the conservation area; its character would be preserved.
84. Further design amendments undertaken as a result of the pre-application neighbourhood consultation events included the formation of three distinctive blocks separated by three cores and the provision of pedestrian routes through the development and access to the communal landscaped areas.
85. The corner elements on Copeland Road feature punched and projecting balconies to enhance the perspective from the north and east. The use of contrasting brickwork would add relief to the scheme. The predominant material would be light orange stock brick but the use of dark brown brick for the central 6 storey element on Copeland Road, the set-back seventh storey on Copeland Road and the four storey element on Hazel Close would serve to break up the mass of building and heighten the appearance of three inter-linked blocks.
86. Density, overlooking, overshadowing and the retention of the ball court were the main issues to arise out of the neighbourhood consultations. The number of units was reduced from 72 to 67 during the pre-application process, with the formation of a set-back seventh storey reducing the scope for overshadowing of any neighbouring development. The ball court was increased in size. The siting of the ball court at the rear of the development and the provision of an appropriate fence would enable natural surveillance in the interests of increased security in the area and a degree of noise control. The issue of overlooking is considered in 'Impact of adjoining and nearby uses on occupiers and users of proposed development' above.
87. The architectural design, including rectilinear elevations, vertical emphasis through the size, shape and design of windows and use of stock brickwork would complement the form and appearance of the immediate built environment, in particular the neighbouring commercial/residential development at 237 - 247 Rye Lane. The proposal would respect the townscape in terms of its size, scale, siting and elevational appearance and it would not detract from the appearance or setting of the Rye Lane street scene or any heritage assets within the Rye Lane Conservation Area.

### **Ecology**

88. An Ecological Assessment of the site was undertaken in November 2015 and this showed that the existing site has negligible ecological value.

89. It is considered reasonable to require the development to provide enhancements for biodiversity and planning conditions are therefore recommended to require the submission and approval of details of green roofs (including management thereof), native planting and the provision of nesting boxes.

### **Energy efficiency/carbon reduction**

90. The application includes an Energy Statement. This indicates that target CO<sub>2</sub> emission rates under the Building Regulations are 73,867 kg p.a. The energy statement finds that there are no existing district heating schemes in the immediate vicinity of the site and the development would not be able to justify a discrete CHP plant and that carbon dioxide savings of 26,635 kg p.a. (i.e. 36%) could be achieved through building improvements such as insulation and air tightness standards and photovoltaic electricity generating panels.

### **Planning obligations/community infrastructure levy**

#### Affordable housing

91. The proposal for 42 units (i.e. 63%) of on-site affordable housing would be secured as planning obligations. The affordable housing would be subject to a standard review mechanism.
92. Also included as planning obligations would be the provision of 3 disabled persons' parking spaces for use by the occupiers of the wheelchair standard units, landscaping to the existing green area in Hazel Close, improvements to footways (Bournemouth Close entrance and Copeland Road) and the provision of the new ball court with associated landscaping.
93. The following highway works (requested by the council's highways development management team) would also be secured as planning obligations:
- Re-paving of footway fronting the development on Copeland Road using materials in accordance with Southwark's Streetscape Design Manual (yorkstone paving slabs and granite kerbs)
  - Vehicle crossover to be constructed to the relevant SSDM standards (DS132)
  - Reinstate the redundant vehicle crossover as footway
  - Construct a raised table for the zebra crossing on Copeland Road
  - Replace any damaged gully covers.
94. These obligations are necessary to make the development acceptable, otherwise it would fail to include requisite planning obligations, including the provision of affordable housing, in accordance with policies 2.5 (Planning Obligations) and 4.4 of the Southwark Plan, policies 3.11 (Affordable Housing Targets) and 8.2 (Planning Obligations) of the London Plan 2015, policies SP6 (Homes for people on different incomes) and SP14 (Implementation and Delivery) of the LB Southwark Core Strategy 2011 and Sections 6

(Delivering a wide choice of high quality homes) of the NPPF 2012.

95. The council has an ambitious programme of housing delivery that will be achieved through the Hidden Homes project, Direct Delivery and the Southwark Regeneration in Partnership Programme (SRiPP). The intention is that the housing will either be delivered by the council as developer or in development agreement with a third party developer. Given that the council cannot be a signatory to a section 106 agreement when taking the role as developer (or interested party in the role as developer), the housing being delivered by the aforementioned projects must be secured by way of a Planning Obligations Agreement which will be a form of unilateral undertaking. The Planning Obligations Agreement will secure the same provisions as a section 106 agreement with the distinction being that it allows the council to be a signatory to the agreement as a developer (or interested party in the role as developer). The Planning Obligations Agreement will bind the council and any future party with an interest in the land and as such provides the security of a section 106 agreement on schemes where there will be a development partner where the council is unable to enter into a section 106 agreement. This is the approach that will be taken on the relevant Hidden Homes project, Direct Delivery and SRiPP schemes going forward. All other applications for development outside of these two projects will continue to be subject to a full section 106 agreement.
96. In the event that a satisfactory legal agreement has not been entered into by 31 January 2017 it is recommended that the Director of Planning refuses planning permission, if appropriate, for the following reason:

The proposal, by failing to provide for appropriate planning obligations secured through the completion of a Planning Obligations Agreement, fails to ensure adequate provision of mitigation against the adverse impacts of the development through projects or contributions in accordance with saved policy 2.5 'Planning Obligations' of the Southwark Plan (2007), strategic policy 14 'Delivery and Implementation' of the Core Strategy (2011), policy 8.2 'Planning obligations' of the London Plan (2015) and the Planning Obligations and Community Infrastructure Levy SPD (2015).

#### **Community infrastructure levy**

97. The proposal would be liable for Mayoral and London Borough of Southwark Community Infrastructure Levy as a number of new residential units (with new floorspace) are proposed. The Mayoral CIL liability has been calculated at £240,798 and the Southwark CIL liability has been calculated at £295,043. These amounts are subject to indexation and would be collected upon the commencement of the development. The council's CIL officer has advised that the provision of affordable housing qualifies for CIL relief. The minimum CIL relief that can be claimed has been assessed at £122,212 of MCIL and £149,748 of SCIL, as long as the claim procedure is followed correctly.

#### **Other matters**

98. The site is located within flood zone 1 (i.e. low risk of flooding) on the Environment Agency Flood Map and the site area and scale of development do not trigger the need for a flood risk assessment. In terms of drainage the proposal would result in a net increase in green surfaced areas on the site and there should therefore be no increase in surface water run-off rates. It would be necessary for the developer to obtain consent

from Thames Water before connecting to the sewerage or drainage network.

### **Conclusion on planning issues**

99. The principle of the use of the site for new housing is set out in the Peckham and Nunhead Area Action Plan which earmarks the site for the development of new dwellings. The transport statement which accompanies the application confirms that any displacement parking could be accommodated on surrounding roads and in other town centre car parks. Furthermore, the development would not result in vehicular activity prejudicial to the safety of the surrounding area.
100. The proposed 4 to 8 storey scheme would not impact unduly upon the character or appearance of Rye Lane and the outlook of adjoining dwellings should not be significantly affected. Additionally, due to the siting and orientation of the proposal there should be no significant loss of light or privacy for the occupiers of any surrounding dwellings. The development would provide 42 new units of affordable housing; 25 social rented and 17 shared ownership. Policy compliant children's play space and external communal amenity space would be included and the existing ball court on the site would be re-provided in an enlarged, re-surfaced format. Landscaping improvements would also be undertaken to existing planted and paved areas in Hazel Close, Bournemouth Close and Copeland Road. The new dwellings would achieve the GLA's requirement for a 35% reduction in carbon emission rates.

### **Community impact statement**

101. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process. The impact on local people is set out above.

### **Consultations**

102. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

103. Details of consultation responses received are set out in Appendix 2.

### **Summary of consultation responses**

#### LB Southwark transport planning team

104. No objections raised. Vehicular tracking diagrams were requested. These were duly submitted and considered to be acceptable. The cycle parking facilities, in their entirety, were noted to comply with London Plan standards. Refuse and recycling arrangements were considered to be acceptable (subject to refuse vehicles not impeding the highway). The use of the proposed loading bay should be subject to restrictions. Recommended that the travel plan should be approved.

LB Southwark highways development management

105. No objections raised. Further information requested (to be provided as planning obligations) in respect of:
- Re-paving of footway fronting the development on Copeland Road using materials in accordance with Southwark's Streetscape Design Manual (York stone paving slabs and granite kerbs)
  - Vehicle crossover to be constructed to the relevant SSDM standards (DS132)
  - Reinstate the redundant vehicle crossover as footway
  - Construct a raised table for the zebra crossing on Copeland Road
  - Replace any damaged gulley covers.
106. Pedestrian inter visibility splays requested. A minimum footway width of 2.4m should be made available and maintained along the entire footway fronting the development. The highway authority wishes to adopt the strip of land (between the public highway and the proposed fence line around the development) which currently does not form part of the public highway as publicly maintained. Vehicular tracking diagrams were requested. These were duly submitted and considered to be acceptable.
107. Drainage details and a condition survey will be required for any works on the highway.

Thames Water

108. Thames Water raised no objections in relation to the capacity of the sewerage/drainage system to accommodate foul/surface water or in relation to the supply of water at the site. However, the applicant is advised to obtain the necessary consents in relation to any groundwork within 3m of any existing drains/sewers, to ensure the provision of sewerage/drainage facilities to the network and in relation to any new connections to the network. Thames Water will require details of any piling to be submitted to and approved by themselves.

**Human rights implications**

109. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
110. This application has the legitimate aim of providing 67 new dwellings. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/2744-45 Application file: 16/AP/3503 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 020 7525 5428 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Pre-application response
Appendix 4	Recommendation

**AUDIT TRAIL**

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Adam Greenhalgh, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	27 October 2016	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Strategic director, finance and governance	No	No
Strategic director, environment and leisure	No	No
Strategic director, housing and modernisation	No	No
Director of regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		27 October 2016

**APPENDIX 1****Consultation undertaken****Site notice date:** 05/09/2016**Press notice date:** 15/09/2016**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 08/09/2016**Internal services consulted:**

Ecology Officer  
 Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]  
 Highway Development Management

**Statutory and non-statutory organisations consulted:**

Thames Water - Development Planning

**Neighbour and local groups consulted:**

Flat 9 Russell Court SE15 3NW	Flat 5 217 Rye Lane SE15 4TP
15 Sandlings Close London SE15 3SY	215 Rye Lane London SE15 4TP
16 Sandlings Close London SE15 3SY	Flat 1 Russell Court SE15 3NW
Flat 6 Russell Court SE15 3NW	Flat 10 Russell Court SE15 3NW
Flat 7 Russell Court SE15 3NW	Flat 11 Russell Court SE15 3NW
Flat 8 Russell Court SE15 3NW	59 Copeland Road London SE15 3SL
211 Rye Lane London SE15 4TP	61 Copeland Road London SE15 3SL
219 Rye Lane London SE15 4TP	63 Copeland Road London SE15 3SL
221 Rye Lane London SE15 4TP	Living Accommodation The Nags Head SE15 4TP
17 Sandlings Close London SE15 3SY	241a Rye Lane London SE15 4NL
18 Sandlings Close London SE15 3SY	First Floor 223-229 Rye Lane SE15 4TZ
Flat 38 Russell Court SE15 3NW	Ground Floor 223-229 Rye Lane SE15 4TY
Flat 39 Russell Court SE15 3NW	Flat 1 217 Rye Lane SE15 4TP
Flat 4 Russell Court SE15 3NW	Flat 2 217 Rye Lane SE15 4TP
Flat 35 Russell Court SE15 3NW	Flat 3 217 Rye Lane SE15 4TP
Flat 36 Russell Court SE15 3NW	T And S Afro Cosmetics 213a Rye Lane SE15 4TP
Flat 37 Russell Court SE15 3NW	First Floor Flat 213a Rye Lane SE15 4TP
Flat 43 Russell Court SE15 3NW	First To Second Floors 225-229 Rye Lane SE15 4TP
Flat 44 Russell Court SE15 3NW	Flat 26 Russell Court SE15 3NW
Flat 5 Russell Court SE15 3NW	Flat 27 Russell Court SE15 3NW
Flat 40 Russell Court SE15 3NW	Flat 28 Russell Court SE15 3NW
Flat 41 Russell Court SE15 3NW	Flat 23 Russell Court SE15 3NW
Flat 42 Russell Court SE15 3NW	Flat 24 Russell Court SE15 3NW
239 Rye Lane London SE15 4TP	Flat 25 Russell Court SE15 3NW
Site 1-13 Copeland Road SE15 3SL	Flat 31 Russell Court SE15 3NW
8 Hazel Close London SE15 4UF	Flat 32 Russell Court SE15 3NW
9 Hazel Close London SE15 4UF	Flat 33 Russell Court SE15 3NW
Shop 213 Rye Lane SE15 4TP	Flat 29 Russell Court SE15 3NW
225-229 Rye Lane London SE15 4TP	Flat 3 Russell Court SE15 3NW
241-247 Rye Lane London SE15 4UA	Flat 30 Russell Court SE15 3NW
10 Hazel Close London SE15 4UF	Flat 15 Russell Court SE15 3NW
11 Hazel Close London SE15 4UF	Flat 16 Russell Court SE15 3NW
12 Hazel Close London SE15 4UF	Flat 17 Russell Court SE15 3NW



The Nags Head 231-235 Rye Lane SE15 4TP  
 237 Rye Lane London SE15 4TP  
 1 Hazel Close London SE15 4UF  
 5 Hazel Close London SE15 4UF  
 6 Hazel Close London SE15 4UF  
 7 Hazel Close London SE15 4UF  
 2 Hazel Close London SE15 4UF  
 3 Hazel Close London SE15 4UF  
 4 Hazel Close London SE15 4UF  
 Flat 34 Russell Court SE15 3NW  
 53 Copeland Road London SE15 3SL  
 55 Copeland Road London SE15 3SL  
 57 Copeland Road London SE15 3SL  
 Flat 4 217 Rye Lane SE15 4TP

Flat 12 Russell Court SE15 3NW  
 Flat 13 Russell Court SE15 3NW  
 Flat 14 Russell Court SE15 3NW  
 Flat 20 Russell Court SE15 3NW  
 Flat 21 Russell Court SE15 3NW  
 Flat 22 Russell Court SE15 3NW  
 Flat 18 Russell Court SE15 3NW  
 Flat 19 Russell Court SE15 3NW  
 Flat 2 Russell Court SE15 3NW  
 9, Russell Court, Heaton Road Peckham SE15 3NW  
 6 Almond Close London SE15 4UH  
 12b Therapia Road London SE220SE  
 97 Cooperative House 263 Rye Lane SE15 4UR  
 207 Bellenden Rd Peckham, London SE15 4DG  
 91 Leontine Close London SE15 1UH

**Re-consultation:** n/a

## APPENDIX 2

### Consultation responses received

#### Internal services

None

#### Statutory and non-statutory organisations

Thames Water - Development Planning

#### Neighbours and local groups

12b Therapia Road London SE220SE  
 207 Bellenden Rd Peckham, London SE15 4DG  
 6 Almond Close London SE15 4UH  
 9, Russell Court, Heaton Road Peckham SE15 3NW  
 91 Leontine Close London SE15 1UH  
 97 Cooperative House 263 Rye Lane SE15 4UR

**Chief executive's department**

Planning division

Development management (5th floor - hub 2)

PO Box 64529

LONDON SE1P 5LX

**Our Ref:** 15/EQ/0356**Contact:** Adam Greenhalgh**Telephone:** 020 7525 5428**E-Mail:**

planning.applications@southwark.gov.uk

**Web Site:** <http://www.southwark.gov.uk>**Date:** 22/01/2016

Alan Camp Architects LLP  
88 Union Street  
London  
SE1 0NW

Dear Mr Camp

**RE: PRE-APPLICATION ADVICE****At:** COPELAND ROAD CAR PARK, PECKHAM, LONDON, SE15 4TP

**Proposal:** **Erection of a 3/4/5/7 storey development to provide 67 new dwellings with associated access, disabled persons parking, landscaped and storage areas and re-provision of ball court**

I write in connection with your pre-application enquiry regarding a residential scheme to redevelop the site above. The site has been put forward for redevelopment to deliver more housing in the borough as part of Southwark Regeneration in Partnership Programme. This letter summarises the Council's written advice on your proposal and whether, based on the details submitted, it meets local planning requirements.

**Planning Policy**

The statutory Development Plan for the Borough comprises The London Plan consolidated with further alterations (March 2015); The Core Strategy (2011) and saved policies from the Southwark Plan (2007).

The site is identified as part of Proposal Site 7 in the Peckham and Nunhead Action Area.

It is within an Air Quality Management Area, Urban Density Zone and Major Town Centre and it abuts the Rye Lane Conservation Area which includes the adjoining site to the south. There are no Listed Buildings at or in the vicinity of the site.

**Other key material considerations**

Gateway 1 - Southwark Regeneration in Partnership Programme Procurement Approval  
The National Planning Policy Framework

## **Land Use**

The site lies within Proposal Site 7 in the Peckham and Nunhead Action Area Plan (PNAAP). The PNAAP indicates that the car park can be developed and appropriate uses are indicated as residential and retail. (Student accommodation and business use are also indicated as uses which would be acceptable). It will be necessary for you to demonstrate the need for a 100% residential scheme in your application submission and why the retail element is not being pursued.

## **Access and site layout**

The proposal faces mainly onto Copeland Road and returns along the northern boundary where it faces onto Hazel Close. It is arranged in three blocks with the only vehicular access into the site is via a shared access road on the south side of the development. This road is not public highway. Clarification is required as to how this space will be managed and maintained. Space is not available for large vehicles to turn in this area and it appears that vehicles are therefore reversing in this space which is proposed as a shared space/surface providing access to dwellings. The extent to which the proposals can adequately accommodate and control vehicle movements in this area will need to be clearly set out in the planning application. If this cannot be assured then this route into the site may not be viable.

Pedestrian routes open to the public are proposed along the edge and through the site. Bournemouth Close provides a pedestrian link to Rye Lane.

Some dwellings open directly into public space with no buffer zone. This should be reviewed.

Public access to the ball-court needs to be maintained, including step free access.

## **Tall buildings/Scale, height and massing**

The proposed site layout is logical. Block A is proposed at 7-storeys with a set-back eighth floor. Block B is proposed at 3 storeys with a partly set-back fourth floor with a gridded brick screen. Block C is proposed at 5-storeys in height rising sheer from the edge of Hazel Close. The general distribution of mass on the site is appropriate and is consistent with the surrounding context.

The site is located outside a Conservation Area but it is adjoined by the Rye Lane Peckham Conservation Area on its southern side. This proposal will have no impact on listed buildings and undesignated heritage assets or their settings. This proposal responds to the recently consented scheme to the south which rises to 7-storeys in height and, at the time of writing, is in the process of being implemented.

However, there are a number of concerns regarding:

- The massing of Block A to the rear
- The height of Block B
- The height of Block C onto Hazel Close Green
- The size of the central communal amenity which is incredibly narrow and largely overshadowed by Block A which also oversails a significant portion of the area.
- Lack of transition space to the ground floor units in Block C

To address these concerns it is recommended that:

- The massing of Block A should be adjusted to remove the part of the building that oversails the landscaped communal court to the rear
- Block B on Copeland Road lacks the civic scale that is appropriate for this important street

and could rise to 5-storeys in height.

- Block C in contrast should be reduced in height to reduce its impact on the intimate setting of Hazel Close and the 2-storey properties that front onto it. Officers suggest that, subject to a further assessment of overshadowing and the sunlight/daylight effects on neighbouring properties, this block should be reduced to 3-storeys in height or 3 storeys with a set-back fourth floor.
- The central amenity area should be more generous and Block A should not oversail it.
- The red line should be extended to include Hazel Close which would allow for the provision of transition space to the ground floor units in Block C.

### **Detailed design**

The elevation treatment is proposed as a mid-tone red/brown facing brick with large full-height windows with accent panels in ribbed brick design and a strong geometric 'screen' on Copeland Road with contrasting stone reveals. Linking buildings and where accommodation is set back from the façade the brick cladding is proposed in a contrasting darker brick colour. The choice of cladding materials and the proposed design appears very promising at this stage.

The quality of the design will rely to a large degree on the quality of the materials chosen in particular the brick/s, the stone reveals and the window frames. At this stage, Officers would suggest a bay study to 1:20 scale of the typical window and feature panels on Blocks A, B and C are submitted with the planning application.

There are some concerns regarding:

- Access to the ball court from the centre of the site which blurs the distinction between public/private parts of the site and the implications of this access on the amenity of future occupiers. The current arrangement requires all users of the court to access it from the centre of the site from the communal courtyard and is a significant concern.
- The colonnaded transition space on Copeland Road
- Affordable wheelchair units should comply with the SEHLP standards set out in the adopted Residential Design Standards SPD (2011)

To address these concerns it is recommended that:

- Public access to the ball court should be limited to stepped access from Hazel Close. This could be enhanced by providing ramped access for wheel-chair users only from the communal courtyard.
- The colonnaded transition space on Copeland Road screens the living rooms and bedrooms which are set-back from the street. This should be adjusted to retain columns only on the 'party' walls between units and to omit the intermediate columns.
- A Sunlight/Daylight report to be submitted to the Council prior to application. (Note: A report has been submitted but this will need to be updated if the amendments to the height and massing of Block C and the removal of part of Block A are undertaken).
- 1:50 scale plans of the affordable wheelchair units to be submitted with the application demonstrating how they will comply with the revised Part M of the Building regulations and the SEHLP standards

### **Public realm**

At this point there is little detailed design to comment upon in respect of landscape and public realm. Particular consideration should be given to the quality of the public realm and the landscaping of the site. To address these concerns it is recommended that a landscape proposal which includes door-step play area/s and planting (including trees) as well as associated seating and lighting for the

communal garden, Hazel Close as well as visitor cycle storage spaces and parking spaces located around the site.

### **Density**

The area of the site has been measured at 0.245 hectares on the Council's GIS mapping system and the proposal, which would comprise 216 habitable rooms, is calculated to have a density of 882 habitable rooms per hectare. This would exceed the recommended density range for the Urban Zone in the LB Southwark Core Strategy Policy 5 (i.e. 200 – 700 habitable rooms per hectare). However, given the Major Town Centre location, and scale and quantum of development on neighbouring sites, the proposed density is not considered to be acceptable per se. The text to Proposal Site 7 in the PNAAP advises that 75 units can be provided (67 units are proposed). Further comments in relation to the amount, form and layout of the development are included in the section above on Scale/Height/Massing.

### **Housing Mix**

The proposed dwelling mix would include 24 x 1 bed units (36%), 27 x 2 bed units (40%), 16 x 3 bed units (24%). As the combined total of the two and three bed units would exceed the minimum requirement of 60% as set out under Core Strategy Policy 7 the proposed dwelling mix is considered to be acceptable.

### **Housing tenure**

The proposed tenure (by habitable rooms) is 37.5% social rented, 25% shared ownership and 37.5% private. Comprising 62.5% affordable housing the proposal would more meet Core Strategy Policy 6 which requires a minimum 35% affordable housing on site.

Policy 17 of the Peckham and Nunhead Action Area Plan requires new affordable housing to be split 50:50 between social rented and intermediate (shared ownership). This balance would not be provided but given that 62.5% of the development would be affordable it is considered that an adequate number of social rented and intermediate units would be included.

### **Housing Quality**

While the individual unit sizes would appear to comply with the National Housing Standards which are set out in the Technical Update to the Council's Residential Design Standards (2011) it will be necessary to demonstrate that the individual rooms comply with the room size requirements.

The siting and configuration of the units would appear to provide adequate levels of privacy and security but the siting of the 5 storey element hard up against the paved public footway along Hazel Close would fail to provide adequate 'defensible space' for the occupiers of the ground floor units and an inadequate level of security/privacy would be provided here (please also see comments in relation to the amenity of surrounding occupiers and townscape quality as a result of the building abutting the footway along Hazel Close).

The Residential Design Standards indicate that residential units should be 'dual aspect'. I see that there are single aspect units within the seven storey element of the proposal. I would advise you to make these units dual aspect if possible.

A total of 7 wheelchair units are proposed. The number of units proposed would satisfy the 10% required in accordance saved policy 4.3 of the Southwark Plan.

All wheelchair units should be designed to meet the South East London Housing Partnership Wheelchair Housing Design Guide space standards. Technical Guidance on these standards is set

out in the Technical Update to the Residential Design Standards SPD on the Council's website dated October 2015.

[http://www.southwark.gov.uk/downloads/download/2257/residential\\_design\\_standards\\_spd](http://www.southwark.gov.uk/downloads/download/2257/residential_design_standards_spd)

The dwellings are shown as having some integral storage facilities and they would have a mix of open plan living-kitchen-diners and units with separate kitchen diners to offer choice to potential occupiers. The three bed dwellings are shown as having separated, self-contained kitchens in accordance with guidance in the Residential Design Standards SPD (2015).

All of the flats would have a private balcony or a terrace with the balconies ranging from 5 sq m to 20 sq m and the terraces from 35 sq m to 70 sq m. The level of private amenity space provision is considered to be appropriate and in accordance with Southwark's Residential Design Standards SPD 2011. The level of communal amenity space proposed (108 sq m) is considered to accord with the Residential Design Standards.

### **Amenity impacts**

The siting and scale of the proposals raise some concerns in relation to the amenity of the occupiers of neighbouring dwellings.

The new building would be sited 20m from the front elevations of the Hazel Close dwellings. There is a requirement in the Residential Design Standards for a 'front-to-front' separation of at least 12m between residential buildings and the proposed 20m separation should prevent undue overlooking of the Hazel Close dwellings.

However, at five storeys in height, and immediately across from the Hazel Close dwellings there is concern in relation to impacts on outlook. Added to the townscape concerns set out above, the 5 storey element hard up on the paved access along Hazel Close would represent an overbearing form of development which would harm the outlook of the occupiers of the Hazel Close dwellings.

We would therefore advise you to reduce the height of the element on Hazel Close.

In its north east corner the new building (which would be four storeys in height) would sit 5.35m from the boundary (and the garden) with the nearest dwelling, 53 Copeland Road. It would be preferable if the new building could be set back further here to prevent the potential for unacceptable overlooking of this property.

There would be a gap of at least 23m between the proposed building and the site to the west at the end of Bournemouth Close. Your proposal for a separation of 23m to this site should serve to protect the development potential and amenity of future occupiers of this site.

There are no windows on the ground to third floors of the approved building to the south (237-247 Rye Lane) and the facing windows on the fourth to seventh floors at this site would be set back a minimum of 2m. I note that your proposal would be set back 10m from the boundary with this site (where the vehicular access would be formed) and given that screens could be installed to the terraces at the sides of the flats on the fourth to seventh floors at 237-247 Rye Lane I do not consider that there would be any undue overlooking from the proposal.

The Daylight/Sunlight Report which you submitted with your enquiry indicates that a number of the windows within the proposal and at neighbouring properties would have a reduced Vertical Sky Component in excess of BRE guidelines. However you note that the reduced levels, which would be no less than 58% of existing values, in the worst case, would be acceptable in this town centre location. The report comes to a similar conclusion on the Annual Probable Sunlight Hours. Some 14 out of 60 windows would fall short of BRE guidelines but the proposed levels are not considered to

be unacceptable in the context of the urban setting. All the windows were assessed to meet the Average Daylight Factor requirements. The reductions in scale in certain areas of the scheme, recommended above, should help to improve some of these results.

In terms of noise and disturbance there should be no significant objections to the proposal as the proposed use and scale of development would not be considered to be inappropriate given the town centre location and the proposed siting which would involve the front/side elevations of the development facing the neighbouring dwellings and the external community space 'enclosed' by the development at the rear of the site. The re-location of the basketball court per se would not necessarily result in increased noise and disturbance however as this may be used more intensively and it would be sited in close proximity to the new buildings, high level acoustic screening would be required.

### **Trees**

There are no trees on the site so there would be no objections in terms of loss of existing landscape value. The provision of new landscaping would be required for the new development. This should be shown in the application proposals and details can be agreed as a planning condition.

### **Transport and servicing issues**

#### **Car parking**

The proposal would provide no general car parking spaces which is acceptable within this location due to excellent access to public transport.

Future occupants of the site would be excluded from being eligible for on-street parking permits (except for blue badge holders to avoid additional parking pressure on surrounding streets].

3 disabled parking spaces are proposed to serve 7 accessible units. This is considered acceptable due to the excellent, accessible public transport. Access to the proposed spaces depends on shared service road and this issue needs to be resolved as discussed above.

#### **Cycle parking**

Details have not been provided, but commitment to London Plan standards. Cycle parking is located near to entrances which is acceptable. Sole reliance on 'stacker' cycle parking is not desirable and other options e.g. Sheffield stands preferred or 'walk in' vertical system, should be explored. Visitor cycle parking should be spread around the perimeter of the site. Parking should also be provided for the ball court use.

#### **Servicing**

Servicing should be provided off street wherever possible. The shared access road as proposed is not suitable for servicing activity. Servicing from the carriageway on Copeland Road is not acceptable due to high traffic flows. Unless the site is substantially reconfigured, the remaining option is to explore the provision of an inset loading area adjacent to Copeland Road. Acceptable, publicly accessible (adopted) footway widths must be maintained. Highways can provide further comments in this respect.

A servicing strategy and tracking drawings will need to be provided with any submission detailing what provision will be made to ensure servicing would be safe and would not have harmful impacts on either vehicle or pedestrian safety. The tracking drawings should illustrate a worst case scenario i.e. for the largest delivery vehicle that could be used by a refuse vehicle. The servicing strategy should include the predicted number of vehicles to and from the site and the nature of those vehicles.

The document should be prepared in accordance with Transport for London document “London Freight distribution plan: A Plan for London” and “Managing Freight Effectively: Delivering and Servicing Plans”.

### **Sustainable development implications**

#### **Energy**

London Plan Policy 5.2 requires a reduction in carbon emissions of 35% below Part L 2013 target. I note that panels would be provided on the roofs of the new building. A detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction outlined are to be met within the framework of the energy hierarchy should be provided.

#### **Air Quality**

The site is in an Air Quality Management Area and potential air quality impacts may arise as a result of demolition and construction impacting on nearby sensitive receptors. Details of appropriate mitigation should be provided with any formal application to demonstrate that the cumulative effects on air quality would not be significant and would be in accordance with the Mayors guidance.

#### **Ground contamination**

Based on the site’s historic uses there is a risk of exposure to potential contaminants during construction and in the completed development to construction workers, future occupiers, ground water and surface water. For these reasons a full land contamination exploration and assessment will be required.

#### **Planning obligations (S.106 undertaking or agreement)**

The provision and future use of the affordable units would be required to be the subject of a S106 agreement. The proposal may trigger the need for site specific planning obligations (in addition to CIL below). Planning obligations may be required to provide for items of social infrastructure in the area associated with the development, e.g. transport, social services, public realm improvements. The Council’s SPD on S106 Planning Obligations (2015) sets out the general expectations in relation to the type of obligations that will be sought. It will be necessary to provide Draft Heads of Terms once an application has been submitted and consultation has been undertaken with the relevant statutory consultees.

#### **Community Infrastructure Levy**

The Mayoral Community Infrastructure Levy has not been taken into account within the submission.

This development will be subject to the Mayoral CIL and Southwark CIL even though it is an LB Southwark site. The charge will be calculated according to the amount of new floor space the development will provide. The chargeable rate for Southwark is £35 per square metre under MCIL and £50 per square metre for residential floorspace. However relief is given for affordable housing.

You should submit a 'Planning Application Additional Information Requirement Form' to determine the amount of chargeable floorspace on the site and submit this with any formal planning application on the site.

The amount to be paid is calculated when planning permission is granted and it is paid when development starts. Further details about the CIL can be found using the links below.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>



<http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11>

### **Other matters**

It is advised that prior to the submission of an application, discussions should be had with the Council's Highway Development Control Team regarding any works on or adjacent to the Highway. Regard should be had to the material palette set out in the Council's SSDM (Southwark Street Design Manual). All development will be required to incorporate the principles of inclusive design, with suitable access provided for people with disabilities or those who are mobility impaired.

### **Conclusion**

The proposal would provide 67 units of housing in accordance with strategic objectives to deliver more housing in the Borough. The proposed number and mix of dwellings would be appropriate and in accordance with the recommendation in the Peckham and Nunhead Action Area Plan and policy SP7 of the LB Southwark Core Strategy, although a 100% residential scheme on the site, with no retail element, should be justified. The proposal for 62% affordable housing (by habitable rooms) would meet LB Southwark and London Plan policies.

The layout of the development would broadly be appropriate for the site and the surrounding area however we would recommend that Block C is reduced in height in the interests of the scale and amenity of the two storey dwellings in Hazel Close, that Block B is increased to five storeys in height to improve the rhythm of the Copeland Road streetscene and that the building is set back along Hazel Close and at the rear over the proposed communal area. An amended Sunlight and Daylight Report will be required if the proposal is increased.

The vehicular access at the southern end of the site would be inadequate for servicing vehicles and it will be necessary for you to show turning areas for service vehicles and/or a designated on-site servicing bay. Further details of resident and visitor cycle parking facilities will be required.

A Ground Contamination Survey, Air Quality Assessment and Energy Assessment will be required.

A S106 agreement will be required in respect of the provision and use of the affordable units and if any site specific planning obligations are required further to consultation with statutory consultees then these would also need to be included in the S106 agreement.

This advice is given to assist you but is not a decision of the Council. Further issues may arise following a formal planning application, where a site visit and public consultation and consultation with statutory consultees would be undertaken.

Please accept this letter as the closure of your current enquiry. A copy of this letter will be available to view on the council's website under reference 15/EQ/0356.

Your sincerely,

Simon Bevan  
Director of Planning

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## RECOMMENDATION LDD MONITORING FORM REQUIRED

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This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application.

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<b>Applicant</b>	Ms Evelyn Thomas Southwark Council	<b>Reg. Number</b>	16/AP/3503
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2744-45
<b>Recommendation</b>	Grant subject to Legal Agreement		

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Erection of 67, one, two and three bedroom flats within 4 - 8 storey development with associated parking, cycle and refuse/recycling stores and landscaping including re-provision of (enlarged) ball court

**At:** CAR PARK SITE, COPELAND ROAD, LONDON SE15 3SL

**In accordance with application received on 24/08/2016**

**and Applicant's Drawing Nos.** TS, EX-EL-01, EX-EL-02, EX-EL-03, T-00, T-01, T-02, T-03, T-04, T-05, T-06, T-07, GA-00-K, GA-01-K, GA-02-K, GA-03-K, GA-04-K, GA-05-K, GA-06-K, GA-07-K, GA-RL-K, S-AA, S-BB, SP-00, SP-00-SL, SP-01, SP-02, SP-03, SP04, SP-04, SP-05, SP-06, SP-07, SP-RL, FT-WCH-01, FT-WCH-02, FT-WCH-03, FT-WCH-04, FT-WCH-05, FT-WCH-06, FT-WCH-07, D-BAL-01, D-BAL-02, D-BAL-03, D-CLA-01, D-CLA-02, D-ENT-01, D-EWD-01, D-EWD-02, D-EWD-03, D-EWD-04, D-WIN-01, D-WIN-02, D-WIN-03, D-WIN-04, DR-EL-E-N, EL-E, EL-N, EL-N-I, EL-S, EL-S-I, EL-W-01, EL-W-02, EL-W-03, SK-01, Site Location Plan, Planning Statement, Transport Statement, Travel Plan, Waste Management Strategy, Energy Statement, Design and Access Statement, Daylight/Sunlight Assessment, Phase 1 Desk Study, Preliminary Ecological Assessment, Air Quality Assessment, Preliminary UXO Risk Assessment, Environmental Noise Survey & Noise IMPact Assessment, Statement of Community Involvement, Financial Executive Summary

**Subject to the following ten conditions:**

**Time limit for implementing this permission and the approved plans**

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: T-00, T-01, T-02, T-03, T-04, T-05, T-06, T-07, GA-00-K, GA-01-K, GA-02-K, GA-03-K, GA-04-K, GA-05-K, GA-06-K, GA-07-K, GA-RL-K, S-AA, S-BB, SP-00, SP-00-SL, SP-01, SP-02, SP-03, SP04, SP-04, SP-05, SP-06, SP-07, SP-RL, FT-WCH-01, FT-WCH-02, FT-WCH-03, FT-WCH-04, FT-WCH-05, FT-WCH-06, FT-WCH-07, D-BAL-01, D-BAL-02, D-BAL-03, D-CLA-01, D-CLA-02, D-ENT-01, D-EWD-01, D-EWD-02, D-EWD-03, D-EWD-04, D-WIN-01, D-WIN-02, D-WIN-03, D-WIN-04, DR-EL-E-N, EL-E, EL-N, EL-N-I, EL-S, EL-S-I, EL-W-01, EL-W-02, EL-W-03, SK-01,

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No fewer than 8 nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the

first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 4 No development shall take place, including any works of demolition, until a written Phase 2 site investigation and risk assessment has been undertaken to assess potential ground contamination sources within the site and to confirm whether any source-pathway-receptor pollutant linkages are present.

The Phase 2 report shall be submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be recommended.

a) In the event that contamination is present, a detailed remediation strategy 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 shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall 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. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

b) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.

c) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

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 saved policy 3.2 protection of amenity of the Southwark Plan 2007, strategic policy 13 high environmental standards of the Core Strategy 2011 and the National Planning Policy Framework 2012

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 5 Before any above grade work hereby authorised begins, details of the green roof, including a management plan, shall be submitted to and approved in writing by the Local Planning Authority. The green roof shall be: biodiversity based with extensive substrate base (depth 80-150mm); laid out in accordance with agreed plans; and planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wild flower planting, and no more than a maximum of 25% sedum coverage). The green roof shall be installed and managed in accordance with any details approved.

The green roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 6 Prior to above grade works commencing, material samples of all external materials to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

**Reason:**

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

- 7 Before any above grade work hereby authorised begins, detailed drawings [select scale 1:50, 1:100 or 1:500] of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

**Reason**

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 8 No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

**Reason**

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 9 The rating noise level (as defined in BS4142:2014) from any plant, 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearby noise sensitive premises.

**Reason**

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2012, .Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 10 The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T\*\*, 30 dB LAeq T\*, 45dB LAFmax T \*

Living rooms- 35dB LAeq T \*\*

Dining room - 40 dB LAeq T \*\*

\* - Night-time 8 hours between 23:00-07:00

\*\* - Daytime 16 hours between 07:00-23:00.

**Reason**

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 high environmental standards of the Core Strategy 2011 saved policies 3.2 protection of amenity and 4.2 quality of residential accommodation of the Southwark Plan 2007, and the National Planning Policy Framework 2012.

**Statement of positive and proactive action in dealing with the application**

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments

were submitted enabling the application to be granted permission.

—

**OPEN  
COMMITTEE:  
NOTE:**

**PLANNING COMMITTEE**

Original held in Constitutional Team; all amendments/queries to Victoria Foreman, Constitutional Team,  
Tel: 020 7525 5485

**MUNICIPAL YEAR 2016/17**

**OPEN**

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		List Updated: May 2016	