

Planning Sub-Committee A

Wednesday 8 July 2020

6.30 pm

Online/Virtual: Members of the public are welcome to attend the meeting.

Please contact Constitutional.Team@southwark.gov.uk for a link or telephone dial-in instructions to join the online meeting

Membership

Councillor Kath Whittam (Chair)
Councillor Jane Salmon (Vice-Chair)
Councillor Peter Babudu
Councillor Sunil Chopra
Councillor David Noakes
Councillor Martin Seaton
Councillor Leanne Werner

Reserves

Councillor Anood Al-Samerai
Councillor Renata Hamvas
Councillor Barrie Hargrove
Councillor Richard Leeming
Councillor Victoria Olisa

INFORMATION FOR MEMBERS OF THE PUBLIC

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.

Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: www.southwark.gov.uk or please contact the person below.

Contact: Beverley Olamijulo on 020 7525 7234 or email: beverley.olamijulo@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 30 June 2020



Planning Sub-Committee A

Wednesday 8 July 2020
6.30 pm

Online/Virtual: Members of the public are welcome to attend the meeting. Please contact Constitutional.Team@southwark.gov.uk for a link or telephone dial-in instructions to join the online meeting

Order of Business

Item No.	Title	Page No.
1.	INTRODUCTION AND WELCOME	
2.	APOLOGIES	
3.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the sub-committee.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	MINUTES	1 - 3
	To approve as a correct record the minutes of the meeting held on 27 April 2020.	
7.	DEVELOPMENT MANAGEMENT ITEMS	4 - 7

Item No.	Title	Page No.
7.1	DEVELOPMENT LAND BETWEEN 59 AND 61 RYE HILL PARK, LONDON SE15	8 - 35

Date: 23 June 2020

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the sub-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.”

Planning Committee

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals (virtual meetings)

Please note:

The council has made the following adaptations to the committee process to accommodate virtual meetings:

- The agenda will be published earlier than the statutory minimum of five working days before the meeting. We will aim to publish the agenda ten clear working days before the meeting.
- This will allow those wishing to present information at the committee to make further written submissions in advance of the meeting in order to:
 - Correct any factual information in the report
 - Confirm whether their views have been accurately reflected in the report
 - Re-emphasise the main points of their comments
 - Suggest conditions to be attached to any planning permission if granted.
- **Those wishing to speak at the meeting should notify the constitutional team at Constitutional.Team@southwark.gov.uk in advance of the meeting by 5pm on the working day preceding the meeting.**

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 in the virtual meeting and wish to speak) for **not more than three minutes each**. **Speakers must notify the constitutional team at Constitutional.Team@southwark.gov.uk in advance of the meeting by 5pm on the working day preceding the meeting.**

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the three-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). If there is more than one supporter (who lives within 100 metres of the development site) wishing to speak, the time is divided within the 3-minute time slot.
- (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 three-minute time allowance must be divided amongst those wishing to speak. Where you are unable to decide who is to speak in advance of the meeting, the chair will ask which objector(s)/supporter(s) would like to speak at the point the actual item is being considered. The clerk will put all objectors who agree to this in touch with each other, so that they can arrange a representative to speak on their behalf at the meeting. The clerk will put all supporters who agree to this in touch with each other, so that they can arrange a representative to speak on their behalf at the meeting.
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, will be speaking in their designated time-slots only, apart from answering brief questions for clarification; this 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 to which is open to the public and there should be no interruptions from members of the public.
10. Members of the public are welcome to record, screenshot, or tweet the public proceedings of the meeting.
11. Please be considerate towards other people and take care not to disturb the proceedings.
12. This meeting will be recorded by the council and uploaded to the Southwark Council YouTube channel the day after the meeting.

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

FOR ACCESS TO THE VIRTUAL MEETING (ONLINE/BY TELEPHONE)

PLEASE CONTACT:

Planning Committee Clerk, Constitutional Team
Finance and Governance

Tel: 020 7525 7420 or email: gerald.gohler@southwark.gov.uk

Guide for guests to join Southwark Council virtual committee meetings

To access the meeting via a desktop computer or laptop:

- 1) Right click on the meeting link provided via email:

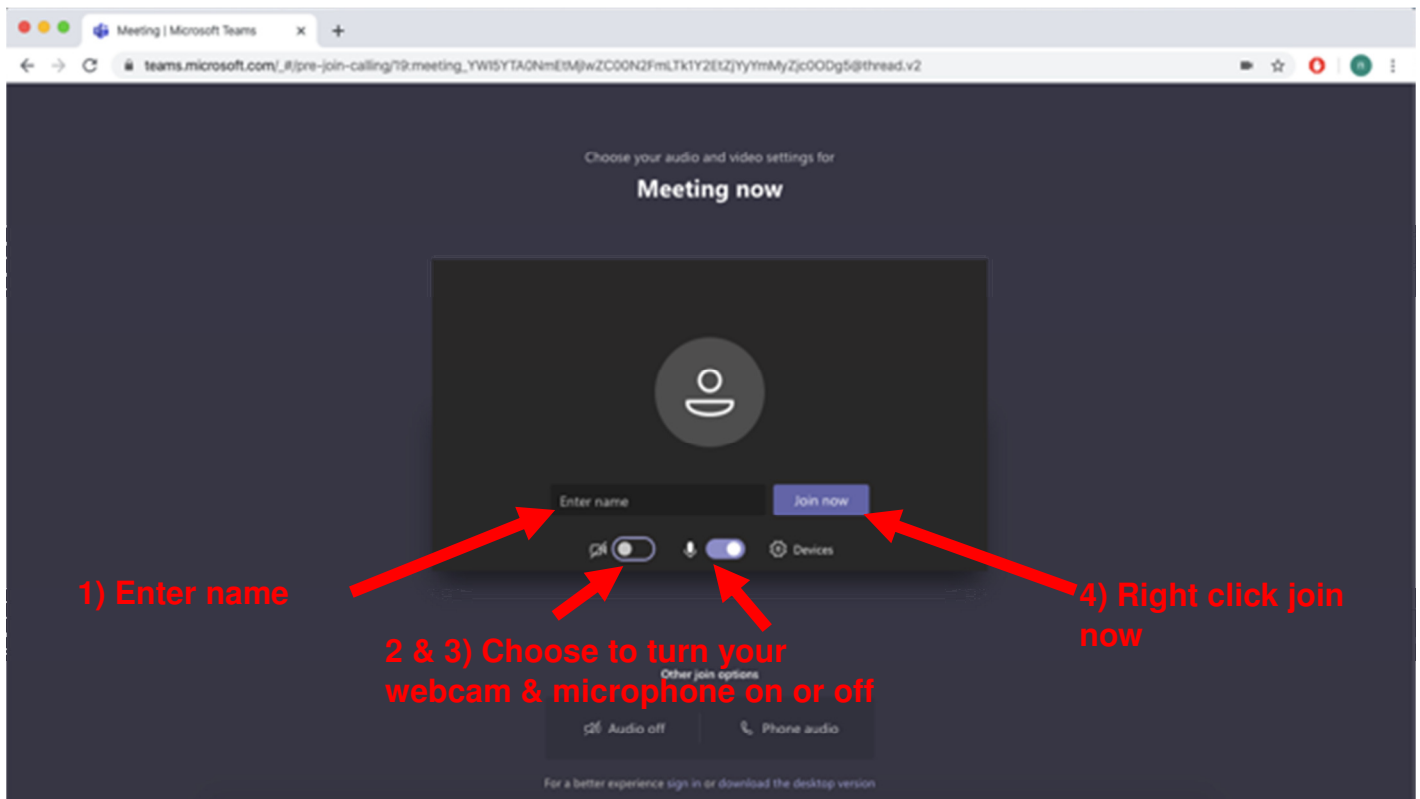
Join Microsoft Teams Meeting



- 2) The link will open in a browser (please use Chrome or Microsoft Edge web browsers). Your browser may ask if it's okay for Teams to use your mic and camera. You will need to agree to this.

The below screen shot shows what the page will look like when it opens.

Follow the instructions as indicated by the red arrows – enter your name and then right click 'join now'



- 3) The meeting organiser will accept you as a guest to the meeting and you will be added to the meeting.

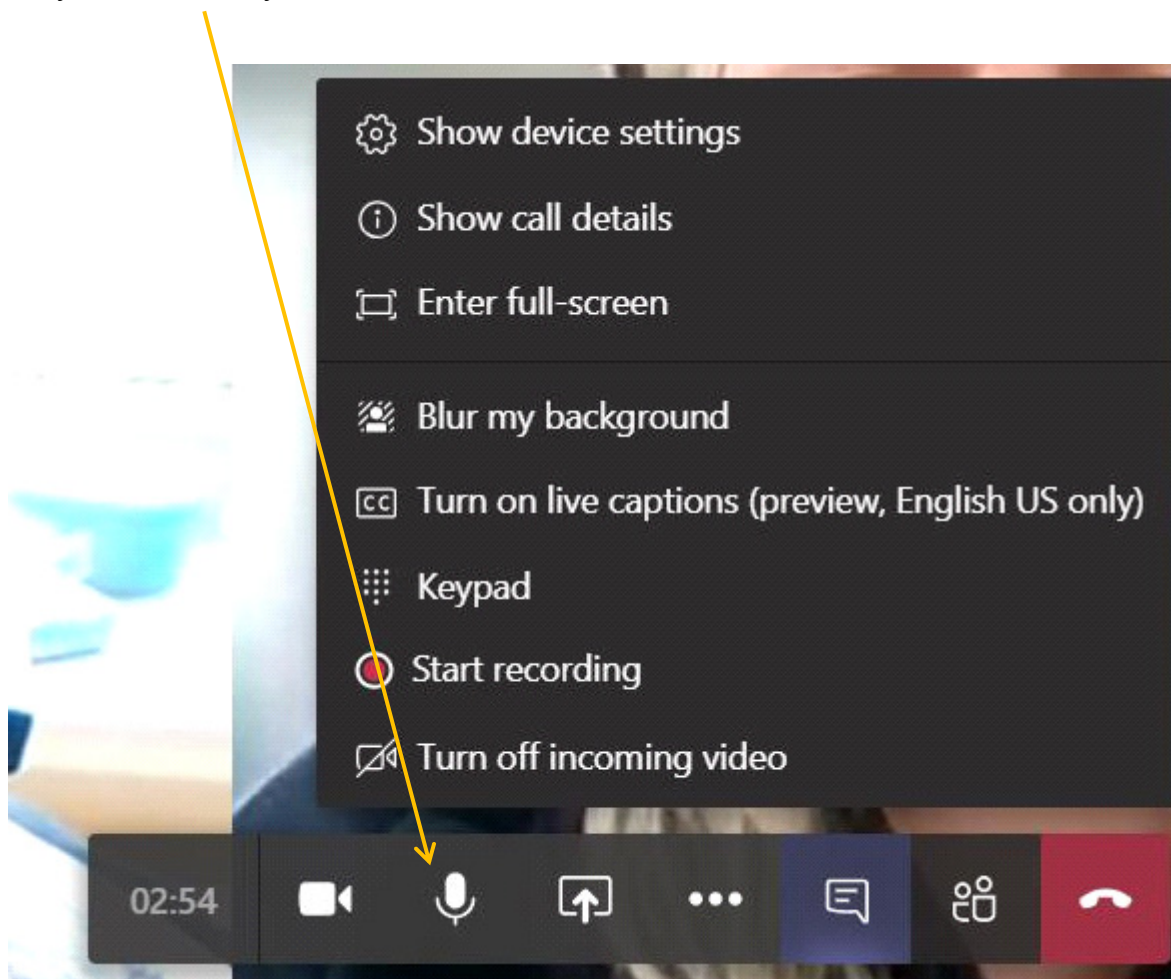
Meeting rules:

- Please note **all guests will have their microphones muted** when they join the meeting – you will be asked to remain on mute unless told otherwise.
- Please note all guests will be made attendees after they have entered the meeting, a message will show up on your screen once this has been done:

▲ You're an attendee You can chat and share audio and video, but not present or facilitate. [Learn more](#)

Dismiss

- If the chair invites you to speak, you will be able to un-mute yourself via the menu bar below; the second icon is the mic, which you will need to click on to un-mute yourself when you are called on.



- The meeting will be recorded and uploaded to Southwark Council's YouTube channel as soon as possible after the meeting ends.

To access the meeting via a smartphone or tablet:

Even if you do not have a Microsoft Teams account, you can still join the meeting via the application on your mobile or tablet device.

- 1) If you don't already have the Microsoft Teams application on your device, download the application from your local app store on your smartphone or tablet:

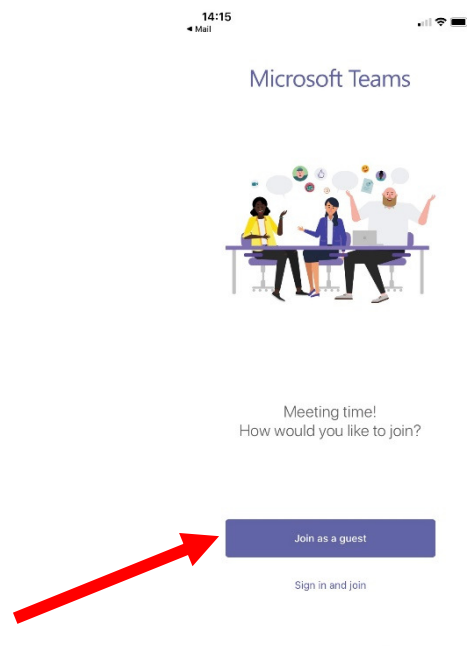


- 2) Once downloaded, open the Teams app from the app store page.
- 3) Go back to the meeting invite email, and click the '**Join Microsoft Teams Meeting**' hyperlink:

Join Microsoft Teams Meeting



- 4) You'll be given two options for joining the meeting: **Join as a guest** or **Sign in and join** – choose **Join as a guest**.



- 5) Type your name and tap **Join meeting**.

14:15

◀ Mail



Type your name, then select
Join meeting.

Name

Join meeting

Meeting rules:

- Please note **all guests will have their microphones muted** when they join the meeting – you will be asked to remain on mute unless told otherwise.
- Please note all guests will be made attendees after they have entered the meeting, a message will show up on your screen once this has been done:

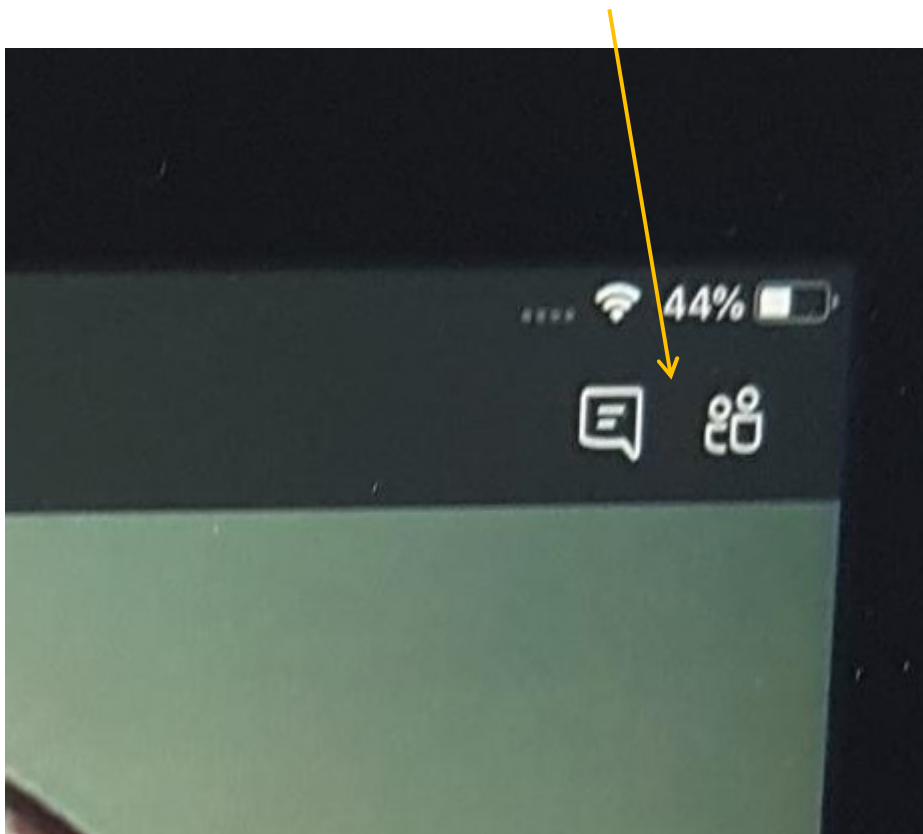
▲ You're an attendee You can chat and share audio and video, but not present or facilitate. [Learn more](#)

Dismiss

- The meeting will be recorded and uploaded to Southwark Council's YouTube channel as soon as possible after the meeting ends.
- If the chair invites you to speak, you will be able to un-mute yourself via the menu bar in the image on the next page (tap the screen to make the menu bar appear); the second icon is the mic, which you will need to click on to un-mute yourself when you are called on.



For a tablet, options to see the chat and the list of participants are in the top right hand corner of the screen after the user has tapped the screen, as below:





Planning Sub-Committee A

MINUTES of the virtual Planning Sub-Committee A held on Monday 27 April 2020 at 6.30 pm.

PRESENT: Councillor Kath Whittam (Chair)
Councillor Jane Salmon (Vice-Chair)
Councillor Peter Babudu
Councillor Sunil Chopra
Councillor David Noakes
Councillor Martin Seaton
Councillor Leanne Werner

OFFICER SUPPORT: Dipesh Patel (Development Management)
Margaret Foley (Legal Officer)
Abbie McGovern (Planning Officer)
Gerald Gohler (Constitutional Officer)

1. INTRODUCTION AND WELCOME

The chair welcomed councillors, members of the public and officers to this first virtual meeting of the sub-committee and explained the meeting procedures modified for virtual meetings.

At this point the meeting adjourned for two minutes to allow a member who had connection problems to join the meeting.

2. APOLOGIES

There were none.

3. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as voting members for the meeting.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers circulated prior to the meeting:

- Members' pack.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on 16 March 2020 be approved as a correct record and signed by the chair.

7. DEVELOPMENT MANAGEMENT ITEMS

RESOLVED:

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 may be clearly specified.

ADDENDUM REPORT

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during this time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation responses, additional information and revisions.

7.1 BURGESS PARK COMMUNITY SPORTS PAVILION, BURGESS PARK COMMUNITY SPORT GROUND, 106 COBOURG ROAD, LONDON, SOUTHWARK

Planning application reference: 20/AP/0055

Report: see pages 9 to 21 of the agenda pack.

PROPOSAL

Erection of 2 x 20 m lengths of 6.4 m high fencing within the boundary of existing 3.6m

high fencing from April to September each year.

The sub-committee heard the officer's introduction to the report. Councillors asked questions of the officer.

There were no objectors who wished to speak.

The applicant's representatives addressed the sub-committee and answered questions posed by the sub-committee.

There were no supporters who lived within 100 metres of the development site, or ward councillors, who wished to speak.

The sub-committee put further questions to officers.

From this point on, Councillor Sunil Chopra was unable to continue taking part in the meeting, due to technical difficulties with this audio connection.

A motion to grant planning permission was moved, seconded, put to the vote and declared carried.

RESOLVED:

That planning application 20/AP/0055 be granted with conditions as set out in the report and including an additional condition requiring materials to be submitted to, and approved by, the council.

The meeting ended at 7.25 pm.

CHAIR:

DATED:

Agenda Item 7

Item No. 7.	Classification: Open	Date: 8 July 2020	Meeting Name: Planning Sub-Committee A
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		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 of Southwark Council's constitution 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	Beverley Olamijulo 020 7525 7234
Each planning committee item has a separate planning case file	Development Management, 160 Tooley Street, London SE1 2QH	The named case officer or the Planning Department 020 7525 5403

APPENDICES

No.	Title
None	

AUDIT TRAIL

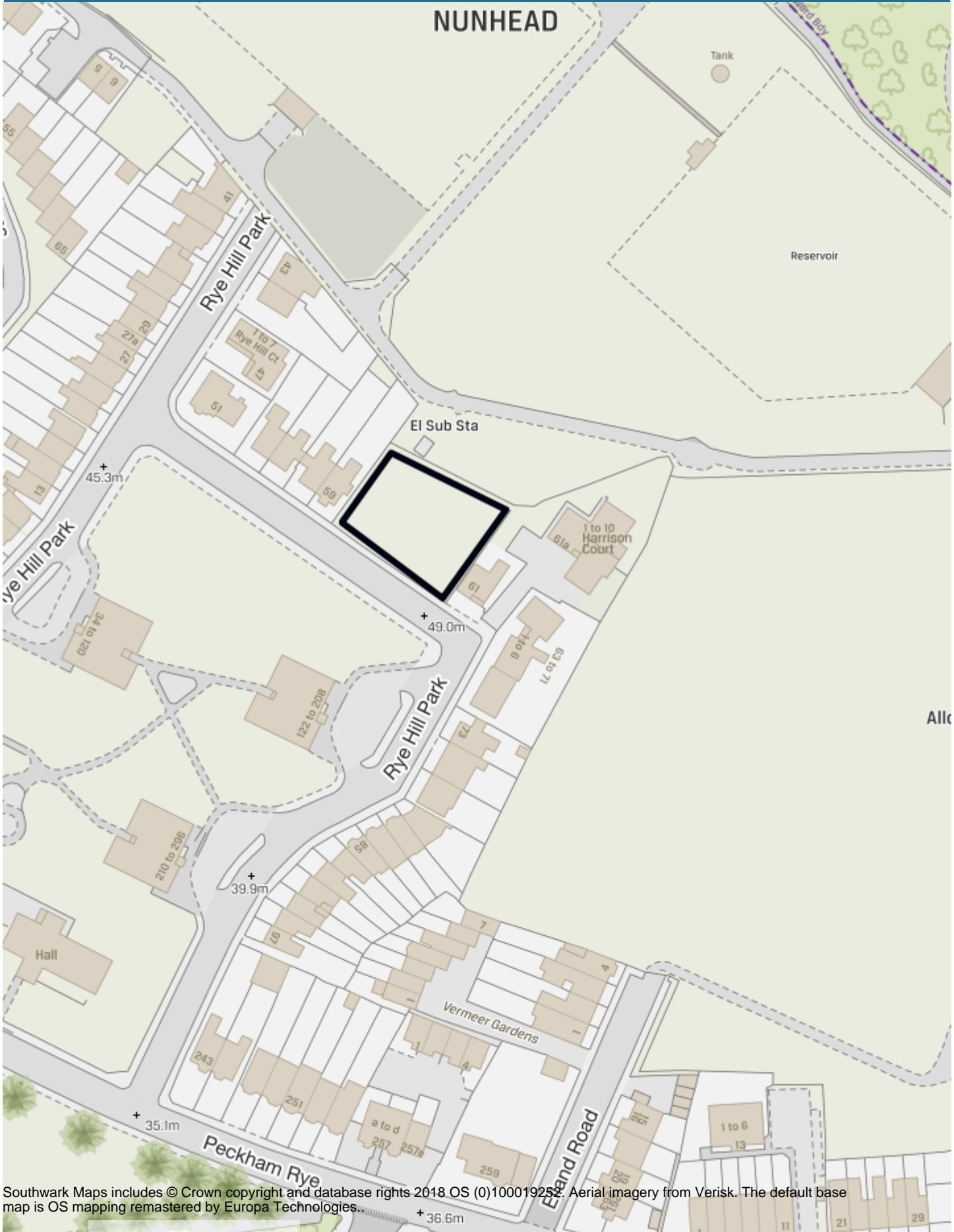
Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Beverley Olamijulo, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	23 June 2020	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		23 June 2020

Agenda Item 7.1



19/AP/0480

DEVELOPMENT LAND BETWEEN 59- 61 RYE HILL PARK, SE15



Southwark Maps includes © Crown copyright and database rights 2018 OS (0)100019252. Aerial imagery from Verisk. The default base map is OS mapping remastered by Europa Technologies.



Contents

RECOMMENDATION	2
BACKGROUND INFORMATION.....	2
BACKGROUND DOCUMENTS.....	17
APPENDICES	17
AUDIT TRAIL.....	18
Appendix 1: Consultation undertaken.....	19
Appendix 2: Consultation responses received	23
Appendix 3: Relevant planning history	23
Appendix 4: RECOMMENDATION	25

Item No. 7.1	Classification: Open	Date: 8 July 2020	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 19/AP/0480 for: Full Planning Application Address: DEVELOPMENT LAND BETWEEN 59 AND 61 RYE HILL PARK, LONDON, SE15 Proposal: Redevelopment of vacant site to provide enhanced public open space and the construction of a 6 storey building to provide up to 10 affordable dwellings (4 x social rent, 6 x shared ownership).		
Ward(s) or groups affected:	Peckham Rye		
From:	Director of Planning		
Application Start Date 12/03/2019		Application Expiry Date 11/06/2019	
Earliest Decision Date			

RECOMMENDATION

1. a) Grant planning permission subject to legal agreement and conditions.
- b) If a legal agreement is not completed by 30 September 2020, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reason detailed in paragraph 73 of this report.

BACKGROUND INFORMATION

Site location and description

2. The site is a parcel of Metropolitan Open Land (MOL) located on the North-Eastern side of Rye Hill Park. A number of large, mature trees are present on the site, and the site is largely inaccessible to the public due to a perimeter wall and debris scattered around the site.
3. The site is located within:
 - Suburban Density Zone
 - Peckham and Nunhead Action Area
 - Air Quality Management Area
4. The site is not listed, nor is it within a conservation area but is covered by a Woodland Tree Preservation Order. There are no heritage assets in the immediate vicinity of the site. The site is adjacent to Nunhead Reservoir, a green chain park, though this aspect of the park is inaccessible from the site or nearby.

The surrounding area

5. The surrounding area is residential, with a run of semi-detached dwellings next to the site, and three large tower blocks directly south of the site. Nunhead Reservoir is located north of the site, is Metropolitan Open Land but there is no public access to it.

Details of proposal

6. The proposal is for the construction of a part 5, part 6 storey building, which would provide 10 dwellings. The proposed dwellings would be of the following specifications:

Lower ground floor

Unit 1 - 2b3p - Wheelchair accessible

GIA: 71.11sqm

Bedroom (double): 12.89sqm

Double bedroom en-suite: 3.04sqm

Bedroom (single): 7.30sqm

Kitchen/Dining/Living Area: 34.25sqm

Bathroom: 3.15sqm

Outdoor terrace: 10sqm

Upper ground floor

Unit 2 - 3b4p

GIA: 75.18sqm

Bedroom (double): 12.58sqm

Double bedroom en-suite: 3.38sqm

Bedroom (single): 9.13sqm

Bedroom (single): 7.31sqm

Kitchen/Dining/Living area: 29.32sqm

Bathroom: 3.95sqm

Outdoor terrace: 10sqm

Unit 3 - 3b4p

GIA: 76.13sqm

Bedroom (double): 12.10sqm

Double bedroom en-suite: 3.40sqm

Bedroom (single): 9.13sqm

Bedroom (single): 7.31sqm

Kitchen/Dining/Living area: 30.81sqm

Bathroom: 3.97sqm

Outdoor terrace: 10sqm

Floors 1-3

Units 4/6/8 - 3b4p

GIA: 75.18sqm

Bedroom (double): 12.58sqm

Double bedroom en-suite: 3.38sqm

Bedroom (single): 9.13sqm

Bedroom (single): 7.31sqm

Kitchen/Dining/Living area: 29.32sqm

Bathroom: 3.95sqm

Outdoor terrace: 10sqm

Units 5/7/9 - 3b4p

GIA: 76.13sqm

Bedroom (double): 12.10sqm

Double bedroom en-suite: 3.40sqm

Bedroom (single): 9.13sqm

Bedroom (single): 7.31sqm

Kitchen/Dining/Living area: 30.81sqm
 Bathroom: 3.97sqm
 Outdoor terrace: 10sqm

Floor 4

Unit 10 - 3b4p

GIA: 91.59sqm

Bedroom (double): 17.11sqm

Double bedroom en-suite: 3.95sqm

Bedroom (double): 15.21sqm

Bedroom (single): 7.29sqm

Kitchen/Dining/Living area: 32.26sqm

Bathroom: 3.95sqm

Outdoor terrace: 14.25sqm

7. The tenure split of the proposed units would be 4 social rent units and 6 shared ownership units.
8. Cycle storage is proposed at lower ground floor level, with spaces for 14 bicycles indicated. Bin storage would be at lower ground floor level, and would be accessed from the North-Western elevation.
9. The proposal calls for the removal and replacement of a number of trees on site. The site would also be landscaped to introduce a publicly accessed open space and introduce a pathway towards the reservoir.

Planning history

10. See Appendix 1 for any relevant planning history of the application site.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

11. The main issues to be considered in respect of this application are:
 1. Principle of the proposed development in terms of land use;
 2. Tenure mix, affordable housing and viability ;
 3. Dwelling mix including wheelchair housing;
 4. Density;
 5. Quality of residential accommodation;
 6. Design, layout, heritage assets and impact on borough and London views;
 7. Landscaping and trees;
 8. Outdoor amenity space, children's playspace and public open space;
 9. Impact of proposed development on amenity of adjoining occupiers and surrounding area;
 10. Transport and highways;
 11. Energy and sustainability;
 12. Ecology and biodiversity;
 13. Planning obligations (S.106 undertaking or agreement);
 14. Mayoral and borough community infrastructure levy (CIL);
 15. Community involvement and engagement;
 16. Consultation responses, and how the application addresses the concerns raised;
 17. Community impact and equalities assessment;
 18. Human rights;
 19. Positive and proactive statement, and;
 20. Other matters

12. These matters are discussed in detail in the 'Assessment' section of this report.

Legal Context

13. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007.
14. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

National Planning Policy Framework 2019

15. The revised National Planning Policy Framework ('NPPF') was published in February 2019 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.
16. Paragraph 215 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.
17. Chapter 2 Achieving sustainable development
Chapter 5 Delivering a sufficient supply of homes
Chapter 8 Promoting healthy and safe communities
Chapter 9 Promoting sustainable transport
Chapter 11 Making effective use of land
Chapter 12 Achieving well-designed places
Chapter 13 Protecting Green Belt Land
Chapter 15 Conserving and enhancing the natural environment

The London plan 2016

18. The London Plan is the regional planning framework and was adopted in 2016. The relevant policies of the London Plan 2016 are:
- Policy 2.18 Green infrastructure: The multifunctional network of green and open spaces
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 3.10 Definition of affordable housing
Policy 3.11 Affordable housing targets
Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
Policy 3.13 Affordable housing thresholds
Policy 5.3 Sustainable design and construction
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 5.17 Waste capacity
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 7.17 Metropolitan open land
 Policy 7.18 Protecting open space and addressing deficiency
 Policy 7.19 Biodiversity and access to nature
 Policy 7.21 Trees and woodlands
 Policy 8.2 Planning obligations
 Policy 8.3 Community infrastructure levy

Core Strategy 2011

19. The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the Core Strategy 2011 are:

Strategic Policy 1 – Sustainable development
 Strategic Policy 2 – Sustainable transport
 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 11 – Open spaces and wildlife
 Strategic Policy 12 – Design and conservation
 Strategic Policy 13 – High environmental standards

Southwark Plan 2007 Saved Policies

20. In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:

Policy 2.5 – Planning Obligations
 Policy 3.1 – Environmental Effects
 Policy 3.2 – Protection Of Amenity
 Policy 3.8 – Waste Management
 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 3.25 – Metropolitan Open Land (MOL)
 Policy 3.28 – Biodiversity
 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 5.1 – Locating Developments
 Policy 5.2 – Transport Impacts

Policy 5.3 – Walking And Cycling
Policy 5.6 – Car Parking

21. Peckham and Nunhead Area Action Plan 2014
22. 2015 Technical Update to the Residential Design Standards (2011)
23. Section 106 Planning Obligations and Community Infrastructure Levy (CIL) 2015

Consultation responses, and how the application addresses the concerns raised

24. Summarised below are the material planning considerations raised by members of the public.
25. Eight comments have been received in relation to this application with 7 in objection and 1 neutral. The following relevant planning issues were raised:
 - Parking
 - Daylight/sunlight
 - Overlooking/privacy
 - Ecology
 - Impact on trees
 - Inappropriate development in Metropolitan Open Land

These matters have been addressed in the report below.

Assessment

Principle of the proposed development in terms of land use

26. Saved policy 3.25 [Metropolitan Open Land (MOL)] of the Southwark Plan 2007 states:

There is a general presumption against inappropriate development on Metropolitan Open Land.

Within Metropolitan Open Land, planning permission will only be permitted for appropriate development which is considered to be for the following purposes:

- i) *Agriculture and forestry; or*
 - ii) *Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL; or*
 - iii) *Extension of or alteration to an existing dwelling, providing that it does not result in disproportionate additions over and above the size of the original building; or*
 - iv) *Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.*
27. The proposal would not meet any of the exceptions outlined in criterion i) - iv) of saved policy 3.25.
 28. Policy 7.17 [Metropolitan Open Land] of the London Plan 2016 states:

The strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the

same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL.

29. Regarding the level of protection which should be afforded to the Green Belt (and by extension MOL under Policy 7.17 of the London Plan), paragraph 145 of the NPPF 2019 states:

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
 - not have a greater impact on the openness of the Green Belt than the existing development; or*
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

30. While criterion f) of paragraph 145 of the NPPF does make limited provision for the development of affordable housing schemes on Green Belt land, this requires such a policy to be set out in the development plan. The site has not been identified in either the 2007 Southwark Plan, or emerging new Southwark Plan. Hence, it would not meet this test. Thus, in summary, the proposal would be contrary to existing land use policies pertaining to MOL and is inappropriate development on MOL.

31. Notwithstanding this, the scheme offers significant public benefits which must be weighed up against the departure from the development plan. In particular, the scheme would be 100% affordable housing, provide a new area of publically accessible and open park space, and provide biodiversity gain in the form of a 400sqm wildflower meadow off site. These benefits are discussed in detail in the report below.

Tenure mix, affordable housing and viability

32. The proposal would provide 100% affordable units, at a mix of 4 social rent units and 6 shared ownership.

33. Unit size	No. of Social rent	No. of intermediate	Total
2-bedroom	1	0	1
3-bedroom	3	6	9
All units	4	6	10

34. There is no requirement for a development of 10 homes to provide any affordable housing since a ministerial statement in 2014 changed the threshold for affordable to be required on development from 10 to 11. The provision of 100% affordable housing would be a significant benefit of the scheme, and would provide 90% 3-bedroom units which would be of particular value to families currently on the waiting list.

Dwelling mix including wheelchair housing

35. The proposal would provide 1 wheelchair accessible unit at ground floor level, which would equate to 10% of the overall scheme and would be an acceptable level of provision. This wheelchair accessible unit would also be social rent, which is welcomed.
36. As noted previously, the scheme would provide 90% 3-bedroom units, and 10% 2-bedroom units. This would exceed the 30% requirement for family housing in the sub-urban zone and is a welcome benefit of the scheme.

Density

37. The proposal would equate to 374 habitable rooms per hectare, which would be marginally above the 350 habitable room per hectare limit of the sub-urban zone. Though given the scheme would be 100% affordable, and of a high standard of design, this marginal difference would be acceptable.

Quality of residential accommodation

38. Each unit would generally exceed the space standards set out in the Residential Design Standards, in terms of GIA and individual room sizes, providing generous internal areas. The units would be south facing, with good access to daylight and sunlight. With the exception of the ground floor unit, the units would be dual or triple aspect. Though this is offset in the ground floor unit as all habitable rooms would have very good access to daylight/sunlight owing to its Southerly aspect. Given the development constraint of the site, including the sloping topography, this single aspect unit is considered acceptable.
39. The proposed balconies would meet the 10sqm requirement as set out in the Residential Design Standards SPD, offering a good level of private amenity space for future residents.

Landscaping and trees

40. The site is currently subject to a Woodland TPO, this preservation order extends to all trees within the site. The proposal would see the loss of 15 mature (i.e. over 30 years old)-to-early mature (i.e. 15-29 years old) trees, and an estimated 200 small saplings above 5cm DBH (diameter at breast height). The current amenity value of the existing trees is low, given the inaccessible nature of the site, and the small size of the numerous small saplings on site. The proposed scheme would offer an enhanced woodland area, and result in a net biodiversity gain (in conjunction with the wildflower meadow to be provided off-site). The proposal has been reviewed by the council's urban forestry team

which have recommended a replacement CAVAT (Capital Asset Value for Amenity Trees) value of £35,504 to cover the loss of these trees. This would be secured via the legal agreement.

41. The proposal has maintained a large area of green space including several mature trees to the western half of the site. The proposal would open this area of woodland to public access, with associated landscaping. A condition is recommended requiring the submission of a detailed landscaping plan and woodland management plan to ensure the preserved woodland would be suitably maintained.
42. Subject to the recommended legal agreement and condition, the impact of the proposal on trees would be acceptable.

Detailed Design

43. The part 5, part 6 storey design is different in character from the more traditional housing seen along Rye Hill Park. The local context is somewhat unusual given the defining characteristics of the area are the previously mentioned housing, with large tower blocks dominating the core of the area. The proposal introduces a modern design, sympathetic in scale to the surrounding units and suitable given the relatively large area of the site, as more low density development would necessitate the loss of large areas of green space. Given the proposal also incorporates an enhanced public open space, the space remaining for development on the site is further constrained, and the design is an efficient and attractive block within this space.
44. The height and bulk of the proposal is mitigated by concrete banding, referencing similar detailing seen in the tower blocks. The setback metal clad top further mitigates the visual impact of the scheme, and gives a high quality modern character to the building. It is noted that the scheme has been subject to a redesign to further mitigate the visual bulk of the scheme by setting it further back into the site, with the added benefit of improving the proportion of green space on site, further adding to the aesthetic appeal of the proposal. Importantly, the proposal would provide an improvement to the streetscene replacing an unkempt site with a well designed and detailed development.
45. The proposed materials (largely brickwork with metal finishes) would be suitable in the varied context of the area, though a condition is recommended requesting samples of these.
46. In summary, the proposal would be of a high quality design, making good use of the space while preserving much of the greenery of the site.

Children's play space and public open space

Children's Play Space

47. Based on the GLA's population yield calculator, the proposed scheme would have 8.5 child occupants. Given this would be below 10, there would not be a requirement for dedicated children's play space in line with the S106 Planning Obligations SPD (which requires this where 10 or more children would be expected). However, it is expected that children living in the block would benefit from the provision of the pocket park.

Open Space

48. The proposal would introduce a publically accessible landscaped element (or "pocket park") as part of the scheme. This would be a significant improvement on the current site which is effectively blocked off from public access, due to the overgrown nature of the site, and a large surrounding wall. Public access to the space would be secured by the

legal agreement. This element of the proposal presents a notable public benefit resulting from the proposal which is welcomed. Furthermore, the proposal would open a currently inaccessible section of MOL in private ownership to the public, and this access would be maintained in perpetuity under the legal agreement.

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

Privacy

49. 59 Rye Hill Park

The proposed side facing windows towards 59 Rye Hill Park would be in excess of 21m, and views would be largely obscured by the treeline of the proposed green space. Thus, there would not be a risk to privacy as a result of the proposal.

50. 61 Rye Hill Park

There are no side facing windows proposed towards this side, thus there would not be a risk to privacy for occupants of 61 Rye Hill Park.

Overlooking

51. Views to rear, and towards gardens would be oblique, and .As such impacts on privacy would be negligible and to an acceptable degree.

Daylight/Sunlight

52. The applicant has submitted a daylight/sunlight assessment as part of this application, which has indicated the proposal would not adversely impact on daylight/sunlight access to surrounding properties. This assessment has demonstrated the proposal would be in compliance with BRE daylight/sunlight guidelines, and that there would not be a significant impact on daylight/sunlight access to surrounding occupiers.

Loss of outlook/Sense of enclosure

53. 59 Rye Hill Park

The proposal would be set a significant distance from the rear garden of No.59, and with a number of large mature trees between. Thus, any sense of enclosure would be modest and acceptable.

54. 61 Rye Hill Park

While the proposal would be closer to the boundary with No. 6, it would still be set 3.5m away from this boundary. Given the height of the proposal, there would be a moderate sense of enclosure, though on balance given the other benefits of the scheme this would be acceptable.

Noise

55. The use of the balconies would be similar to that of other outdoor amenity spaces in the area, such as gardens, and would be acceptable in a residential context.

Energy and sustainability

56. The applicant has submitted an energy assessment as part of this application which outlines the carbon reduction strategy applied to the scheme under the “Be Lean, Be Clean, Be Green” process. Proposed measures to reduce energy demand and improve efficiency include energy efficient building fabric, and photo voltaic panels have been selected as a green energy source.

57. The energy statement has assessed further energy saving measures and green energy sources which have been determined to be unviable on site. For example, both a communal heating scheme, and combined heat and power (CHP) systems have been assessed and deemed inefficient given the small scale of the proposal. In the case of the communal heating scheme, the internal requirements (e.g. separate plant room, and increased space for ducting and pipework) would result a materially larger scheme for a negligible carbon offset in energy terms which is unfeasible. In the case of CHP a scheme would require a minimum of 100 units to generate a sufficient heating baseload, which is unfeasible on this site.
58. Heat pumps have not been adopted as a heating measure as the efficiency of these sources is determinant of the fuel source supplying the grid on site. The result is that the difference between fuel pumps between grid supplied heat pumps, or efficient gas boilers on site, is a negligible difference in carbon reduction. Biomass heaters have also been explored, though the space required for both boilers and pellet storage makes these an inefficient option for heating and as such have not been adopted here.
59. The end result is a total carbon reduction over the baseline situation of 37.07%. While this would not result in a fully carbon neutral proposal, it is considered that the scheme has achieved an acceptable level of reduction. The remaining carbon offset would be mitigated via a payment of £15,462 as part of the legal agreement.

Ecology and biodiversity

60. The applicant has submitted a number of documents detailing the ecological conditions of the site, including bird and bat surveys. Updated surveys have been submitted following early dialogue between the applicant and the Council's ecology officer.
61. The updated assessments indicate there are no bat roosts present within the site, and minimal bat activity. Several special of woodland birds are present within the site, as well as six breeding sites. Within the context of the wider area, the current site operates as a stepping stone site for local wildlife. Several objectors have raised the proximity of a Site of Importance of Nature Conservation to the site. The site is not adjacent to a SINC, and the nearest, Nunhead Cemetery, is over 125m away from the site, hence the proposal is not considered to have a significant impact on this SINC.
62. The ecological assessment has been reviewed by the council's ecologist and deemed meet the code of professional conduct of the Chartered institute of Ecology and Environmental Management, and British Standard BS 42020:2013 which provides a code of practice for biodiversity in planning and development (BSI, 2013). This standard also recommends compliance with CIEEM Guidelines for Preliminary Ecological Appraisals (CIEEM, 2013) and Guidelines for Ecological Report Writing (CIEEM, 2015) which includes model formats for Preliminary Ecological Appraisal and Ecological Impact Assessment.
63. In terms of existing biodiversity, the site contains several species of birds as per the ecology report (including blue tits, robins, wrens, and sparrows), as well as hedgehogs benefitting from foraging opportunities. The retention of 80% of the green space on the site, coupled with the enhanced woodland space will retain a good level of biodiversity on site. However, given there would be development on site, overall net biodiversity on the site would be reduced and gain would need to be secured by way of a planning obligation which is discussed below.
64. In light of the above, the council's ecologist has recommended a contribution towards off-site mitigation which would be secured by way of a legal agreement, and would ensure

there is a net biodiversity gain. A condition is recommended requiring details of bat and bird boxes to be provided on site. A further condition is recommended requiring adherence to the biodiversity mitigation measures outlined in the applicants ecological assessment to protect species present on site during the development phase.

65. The council's ecologist has identified a 400sqm area of Brenchley Gardens which would be converted into a wildflower meadow via the S106 contribution. This contribution has factored in site preparation, seeds, sowing, fencing, and 5 years maintenance. Thus, the proposal would offer a further significant public benefit in the form of this wildflower meadow.

Transport and servicing

Cycle Parking

66. The proposed development would incorporate secure storage for 18 bicycles, which is an acceptable level of provision in line with London Plan requirements.

Car Parking

67. The applicant has submitted a parking survey (which covered the road area around Rye Hill Park and a section of Torridge Gardens, within 200m of the site) as part of this application which indicates 156 parking spaces are located within the vicinity of the site, with at least 30 being available at peak demand (i.e. the surveyed time of 03:00am). Hence, overspill from the site, even in the event of 100% car ownership (which is extremely unlikely) at peak times could be met. This assessment has been conducted using the Lambeth methodology and reviewed by the council's transport team which have found the results to be acceptable. Lambeth's own guidance on this methodology states *"The survey should be undertaken when the highest number of residents are at home; generally late at night during the week. A snapshot survey between the hours of 0030-0530 should be undertaken on two separate weekday nights"* which this survey has done at 03:00am on Tuesday and Wednesday. Furthermore, 2 car parking spaces have been proposed which is discussed below.
68. The scheme has included space for two cars as part of the development. Given the small scale of the proposal, and good provision of cycle storage, this is an acceptable level of provision. To promote sustainable travel, in accordance with Policy 6.1 of the London Plan a condition is recommended requiring for one of spaces are provided with active provision for electric vehicles (i.e. an actual socket connected to the electrical supply system that vehicle owners can plug their vehicle into) and the remaining space with passive provision (i.e. The network of cables and power supply necessary so that at a future date a socket can be added easily). Finally, to provide new residents an alternative to car ownership, the applicant has agreed to provide car club membership for three years for all eligible residents (i.e. those over the age of 18), as part of the S106, which is a welcome addition of the scheme.

Refuse

69. The proposal has included communal refuse storage at ground floor level which would be within 10m of the highway allowing for easy collection. The waste capacity would be 4 x 940L bins. The expected total weekly waste would be 1165L (582.5L of recycling and 582.5L of residual), hence there would be capacity across the four bins to meet this demand and extra capacity if needed. Therefore, the level of waste provision is acceptable.

Water resources and flood risk

70. The applicant has submitted drainage and SUDS assessment as part of this application. This document has been reviewed by the council's flood risk engineer, who is satisfied with the findings of the assessment. A condition has been recommended requiring full details of the surface water drainage system to be implemented, including detailed design. Subject to this, the proposal is acceptable in terms of flood risk.

Planning obligations (S.106 undertaking or agreement)

71.

Planning obligation	Mitigation	Applicant's position
Housing, Viability and Amenity Space		
Affordable (social rent and intermediate) housing Provision	4 x social rent units 6 x shared ownership units	Agreed
Wheelchair housing provision	1 x wheelchair unit	Agreed
Public open space	Access to the public open space shall be maintained throughout the calendar year	Agreed
Transport and Highways		
Highway works	- <u>Repave footway fronting proposed development including new kerbing on Rye Hill Park using materials in accordance with Southwark's Streetscape Design Manual (precast concrete paving slabs);</u> - <u>Construct vehicle crossover to Southwark's Streetscape Design Manual standards (DS132); and</u> - <u>Repair any damages to the highway within the vicinity of the development resulting from construction vehicles in accordance with the Southwark Streetscape Design Manual</u>	Agreed
Car club scheme	To provide car club membership for all eligible residents for a period of 3 years.	Agreed
Energy, Sustainability and the Environment		
Carbon offset fund	The sum of £15,462 Index Linked to be paid by the Developer to the Council in accordance with paragraph 1.1 of Schedule 5 and applied by the Council towards carbon mitigation measures within the Borough	Agreed
Precautionary tree loss offset	The sum of £35,504 Index Linked or the CAVAT value (whichever is greater) in respect of the trees the Developer has either failed to replace or re-provide as required pursuant to this Agreement and the conditions attached to the Planning	Agreed

	Permission;	
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agreed

72. If in the event that a S106 has not been agreed by 30 September 2020 then the director of the Planning be instructed to refuse planning permission for the following reason:
73. In the absence of a signed legal agreement, the proposal would fail to provide suitable mitigation in terms of planning gain, contrary to saved policies 2.5 (Planning Obligations) 3, SP14 (Implementation and Delivery) of the LB Southwark Core Strategy 2011, and 8.2 (Planning Obligations) of the London Plan 2016, and the LB Southwark Section 106 Planning Obligations/CIL SPD 2015.

Mayoral and borough community infrastructure levy (CIL)

74. The proposal would be liable for both Mayoral and Borough CIL.

Community involvement and engagement

75. The applicant has included a statement of community involvement (SCI) as part of this application, outlining the community engagement strategy prior to the application.
76. This engagement strategy included meetings with local representatives and 2 public exhibitions of the scheme inviting public comment and input. One issue raised as part of this community input was the maintenance arrangements of the pocket park. It is considered this would be addressed by the requirement for a woodland maintenance plan, to be secured by condition. Notwithstanding this, public support for the development of the plot is positive.
77. These matters are addressed comprehensively in the relevant preceding parts of this report.

Community impact and equalities assessment

78. The Council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
79. The Council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
80. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
 2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic

- Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it.
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
81. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

Human rights implications

82. 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.
83. This application has the legitimate aim of providing affordable housing. 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.

Positive and proactive statement

84. 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.
85. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

86.	Was the pre-application service used for this application?	YES
	If the pre-application service was used for this application, was the advice given followed?	YES
	Was the application validated promptly?	YES
	If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
	To help secure a timely decision, did the case officer submit their recommendation in advance of the	A time extension has been sought to bring this application

statutory determination date?	to the planning committee.
-------------------------------	----------------------------

Other matters

87. None identified.

CONCLUSION

88. The proposal offers a number of significant benefits which have been outlined above. In particular, the provision of 100% affordable housing, including 3 social rent units; a new public park; and 400sqm of wildflower meadow off site. Furthermore, the scheme is of a high standard of design and accommodation, and would provide much needed family housing. Similarly, impacts on trees, ecology, and the local transport network would be mitigated by way of a legal agreement, and impact on neighbouring occupiers would be negligible. As such, while the such development would be inappropriate given the Metropolitan Open Land status of the site, it is considered the public benefits would justify the departure from the development plan in this instance. As such, it is recommended that planning permission is granted, subject to the legal agreement and conditions.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/ H2041 Application file:19/AP/0480 Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Relevant planning history
Appendix 4	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Glenn Ruane, Planning Officer	
Version	Final	
Dated	22 June 2020	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
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
Date final report sent to Constitutional Team		22 June 2020

APPENDIX 1**Consultation undertaken****Site notice date:****Press notice date:** n/a.**Case officer site visit date:** 26.03.2019**Neighbour consultation letters sent:** 09/04/2019**Internal services consulted**

Flood Risk Management & Urban Drainage
 Highways Licensing
 Highways Development and Management
 Waste Management
 Ecology
 Archaeology
 Design and Conservation Team [Formal]
 Urban Forester
 Flood Risk Management & Urban Drainage

Statutory and non-statutory organisations

Environment Agency
 Transport for London
 Great London Authority
 London Fire & Emergency Planning Authority
 Metropolitan Police Service (Designing O
 Natural England - London & South East Re

Planning Policy

Metropolitan Police Service (Designing O
 Thames Water
 Network Rail
 EDF Energy

London Underground

Metropolitan Police Service (Designing O
 Thames Water
 Metropolitan Police Service (Designing O
 London Underground

Neighbour and local groups consulted:

243B Peckham Rye London SE15 3AB
 Flat C 33 Rye Hill Park London

Flat B 33 Rye Hill Park London
 Flat A 33 Rye Hill Park London

296 Rye Hill Park London SE15 3JX
 282 Rye Hill Park London SE15 3JX
 284 Rye Hill Park London SE15 3JX
 280 Rye Hill Park London SE15 3JX
 276 Rye Hill Park London SE15 3JX
 278 Rye Hill Park London SE15 3JX
 292 Rye Hill Park London SE15 3JX
 294 Rye Hill Park London SE15 3JX
 290 Rye Hill Park London SE15 3JX
 286 Rye Hill Park London SE15 3JX
 288 Rye Hill Park London SE15 3JX
 Flat 3 5 Rye Hill Park London
 Flat 4 Rye Hill Court 47 Rye Hill Park
 Flat 5 Rye Hill Court 47 Rye Hill Park
 Flat 3 Rye Hill Court 47 Rye Hill Park
 Flat B 35 Rye Hill Park London
 Flat 2 Rye Hill Court 47 Rye Hill Park
 29A Rye Hill Park London SE15 3JN
 29B Rye Hill Park London SE15 3JN
 Flat D 35 Rye Hill Park London
 Flat 6 Rye Hill Court 47 Rye Hill Park
 Flat 7 Rye Hill Court 47 Rye Hill Park
 Garden Flat 27 Rye Hill Park London
 245A Peckham Rye London SE15 3AB
 Flat 1 63-71 Rye Hill Park London
 41A Rye Hill Park London SE15 3JN
 11B Rye Hill Park London SE15 3JN
 39D Rye Hill Park London SE15 3JN
 Flat 5 63-71 Rye Hill Park London
 Flat 6 63-71 Rye Hill Park London
 Flat 2 5 Rye Hill Park London
 Ground Floor Flat 7 Rye Hill Park London
 Ground Floor Flat 247 Peckham Rye London
 Ground Floor Flat 27 Rye Hill Park London
 Ground Floor Flat 73 Rye Hill Park London
 Ground Floor Flat 55 Rye Hill Park London
 4 Vermeer Gardens London SE15 3AY
 5 Vermeer Gardens London SE15 3AY
 3 Vermeer Gardens London SE15 3AY
 Flat A 43 Rye Hill Park London
 75 Rye Hill Park London SE15 3JS
 108 Rye Hill Park London SE15 3JU
 104 Rye Hill Park London SE15 3JU
 132 Rye Hill Park London SE15 3JT
 134 Rye Hill Park London SE15 3JT
 Ground Floor Flat 57 Rye Hill Park London
 251B Peckham Rye London SE15 3AB
 Flat 6 9 Rye Hill Park London
 Flat 1 5 Rye Hill Park London
 First Floor Flat 37 Rye Hill Park London
 First Floor Flat 247 Peckham Rye London
 59B Rye Hill Park London SE15 3JN
 Basement 19 Rye Hill Park London
 Basement Flat 37 Rye Hill Park London
 Basement Flat 17A Rye Hill Park London
 Basement Flat 7 Rye Hill Park London
 Basement Flat 15 Rye Hill Park London
 59A Rye Hill Park London SE15 3JN
 Flat C 73 Rye Hill Park London
 Flat B 73 Rye Hill Park London
 Second Floor Flat 37 Rye Hill Park London
 Second Floor Flat 53 Rye Hill Park London
 Top Flat 247 Peckham Rye London
 59C Rye Hill Park London SE15 3JN
 Second Floor And Third Floor Flat 57 Rye
 Hill Park London
 Ground Floor Flat 19 Rye Hill Park London
 Ground Floor Flat 37 Rye Hill Park London
 Top Floor 15 Rye Hill Park London
 Second Floor Flat 19 Rye Hill Park London
 Second Floor Flat 7 Rye Hill Park London
 Second Floor Flat 17 Rye Hill Park London
 Flat 4 5 Rye Hill Park London
 Flat A 73 Rye Hill Park London
 51C Rye Hill Park London SE15 3JN
 51D Rye Hill Park London SE15 3JN
 51B Rye Hill Park London SE15 3JN
 7 Vermeer Gardens London SE15 3AY
 Flat D 33 Rye Hill Park London
 13A Rye Hill Park London SE15 3JN
 13B Rye Hill Park London SE15 3JN
 11A Rye Hill Park London SE15 3JN
 6 Vermeer Gardens London SE15 3AY
 61 Rye Hill Park London SE15 3JN
 245B Peckham Rye London SE15 3AB
 Flat D 43 Rye Hill Park London
 Flat B 43 Rye Hill Park London
 Flat C 43 Rye Hill Park London
 1 Vermeer Gardens London SE15 3AY
 2 Vermeer Gardens London SE15 3AY
 21A Rye Hill Park London SE15 3JN
 Upper Maisonette 27 Rye Hill Park London
 First Floor Flat 7 Rye Hill Park London
 251A Peckham Rye London SE15 3AB
 31D Rye Hill Park London SE15 3JN
 23A Rye Hill Park London SE15 3JN
 First Floor Flat 55 Rye Hill Park London
 First Floor Flat 57 Rye Hill Park London
 First Floor Flat 17 Rye Hill Park London
 First Floor Flat 15 Rye Hill Park London
 First Floor Flat 19 Rye Hill Park London
 31C Rye Hill Park London SE15 3JN
 45B Rye Hill Park London SE15 3JN
 45C Rye Hill Park London SE15 3JN
 45A Rye Hill Park London SE15 3JN
 21B Rye Hill Park London SE15 3JN
 21C Rye Hill Park London SE15 3JN
 249B Peckham Rye London SE15 3AB
 31B Rye Hill Park London SE15 3JN
 249A Peckham Rye London SE15 3AB
 45D Rye Hill Park London SE15 3JN
 51A Rye Hill Park London SE15 3JN
 76 Rye Hill Park London SE15 3JU
 6 Rye Hill Park London SE15 3AA

8 Rye Hill Park London SE15 3AA
 4 Rye Hill Park London SE15 3AA
 30 Rye Hill Park London SE15 3AA
 32 Rye Hill Park London SE15 3AA
 Flat 4 9 Rye Hill Park London
 Flat 5 9 Rye Hill Park London
 Flat 3 9 Rye Hill Park London
 Flat 1 9 Rye Hill Park London
 Flat 2 9 Rye Hill Park London
 28 Rye Hill Park London SE15 3AA
 16 Rye Hill Park London SE15 3AA
 18 Rye Hill Park London SE15 3AA
 14 Rye Hill Park London SE15 3AA
 10 Rye Hill Park London SE15 3AA
 12 Rye Hill Park London SE15 3AA
 24 Rye Hill Park London SE15 3AA
 26 Rye Hill Park London SE15 3AA
 22 Rye Hill Park London SE15 3AA
 2 Rye Hill Park London SE15 3AA
 20 Rye Hill Park London SE15 3AA
 Flat 1 Rye Hill Court 47 Rye Hill Park
 39C Rye Hill Park London SE15 3JN
 25 Rye Hill Park London SE15 3JN
 27A Rye Hill Park London SE15 3JN
 39A Rye Hill Park London SE15 3JN
 39B Rye Hill Park London SE15 3JN
 Flat A 35 Rye Hill Park London
 243A Peckham Rye London SE15 3AB
 Flat A 79 Rye Hill Park London
 Top Flat 55 Rye Hill Park London
 Flat B 79 Rye Hill Park London
 Flat A 255 Peckham Rye London
 Flat B 255 Peckham Rye London
 41B Rye Hill Park London SE15 3JN
 Flat C 79 Rye Hill Park London
 Flat 2 53 Rye Hill Park London
 253A Peckham Rye London SE15 3AB
 Flat 6 253B Peckham Rye London
 Flat 4 253 Peckham Rye London
 Basement Flat 253 Peckham Rye London
 Flat 3 253 Peckham Rye London
 41C Rye Hill Park London SE15 3JN
 41D Rye Hill Park London SE15 3JN
 Flat 3 35 Rye Hill Park London
 Ground Floor Flat 255 Peckham Rye London
 Flat C 255 Peckham Rye London
 Flat 6 Harrison Court 61A Rye Hill Park
 Flat 7 Harrison Court 61A Rye Hill Park
 Flat 5 Harrison Court 61A Rye Hill Park
 Flat 3 Harrison Court 61A Rye Hill Park
 Flat 4 Harrison Court 61A Rye Hill Park
 Flat 2 253 Peckham Rye London
 Flat 10 Harrison Court 61A Rye Hill Park
 Flat 1 253 Peckham Rye London
 Flat 8 Harrison Court 61A Rye Hill Park
 Flat 9 Harrison Court 61A Rye Hill Park
 Flat 2 Harrison Court 61A Rye Hill Park
 Flat 7 253 Peckham Rye London
 Flat 6 253 Peckham Rye London
 Flat D 255 Peckham Rye London
 Flat 5 253 Peckham Rye London
 Flat 1 Harrison Court 61A Rye Hill Park
 23B Rye Hill Park London SE15 3JN
 Basement Flat 247 Peckham Rye London
 Rye Hill Estates Tenants Hall 241 Peckham
 Rye SE15 3AA
 77 Rye Hill Park London SE15 3JS
 106 Rye Hill Park London SE15 3JU
 100 Rye Hill Park London SE15 3JU
 102 Rye Hill Park London SE15 3JU
 116 Rye Hill Park London SE15 3JU
 118 Rye Hill Park London SE15 3JU
 114 Rye Hill Park London SE15 3JU
 110 Rye Hill Park London SE15 3JU
 112 Rye Hill Park London SE15 3JU
 208 Rye Hill Park London SE15 3JT
 194 Rye Hill Park London SE15 3JT
 196 Rye Hill Park London SE15 3JT
 192 Rye Hill Park London SE15 3JT
 188 Rye Hill Park London SE15 3JT
 190 Rye Hill Park London SE15 3JT
 204 Rye Hill Park London SE15 3JT
 206 Rye Hill Park London SE15 3JT
 202 Rye Hill Park London SE15 3JT
 198 Rye Hill Park London SE15 3JT
 200 Rye Hill Park London SE15 3JT
 120 Rye Hill Park London SE15 3JU
 62 Rye Hill Park London SE15 3JU
 64 Rye Hill Park London SE15 3JU
 60 Rye Hill Park London SE15 3JU
 56 Rye Hill Park London SE15 3JU
 58 Rye Hill Park London SE15 3JU
 72 Rye Hill Park London SE15 3JU
 74 Rye Hill Park London SE15 3JU
 70 Rye Hill Park London SE15 3JU
 66 Rye Hill Park London SE15 3JU
 68 Rye Hill Park London SE15 3JU
 54 Rye Hill Park London SE15 3JU
 40 Rye Hill Park London SE15 3JU
 42 Rye Hill Park London SE15 3JU
 38 Rye Hill Park London SE15 3JU
 34 Rye Hill Park London SE15 3JU
 36 Rye Hill Park London SE15 3JU
 50 Rye Hill Park London SE15 3JU
 52 Rye Hill Park London SE15 3JU
 48 Rye Hill Park London SE15 3JU
 44 Rye Hill Park London SE15 3JU
 46 Rye Hill Park London SE15 3JU
 186 Rye Hill Park London SE15 3JT
 128 Rye Hill Park London SE15 3JT
 130 Rye Hill Park London SE15 3JT
 126 Rye Hill Park London SE15 3JT
 122 Rye Hill Park London SE15 3JT
 124 Rye Hill Park London SE15 3JT

138 Rye Hill Park London SE15 3JT
 140 Rye Hill Park London SE15 3JT
 136 Rye Hill Park London SE15 3JT
 97 Rye Hill Park London SE15 3JS
 83B Rye Hill Park London SE15 3JS
 85 Rye Hill Park London SE15 3JS
 83A Rye Hill Park London SE15 3JS
 81 Rye Hill Park London SE15 3JS
 93 Rye Hill Park London SE15 3JS
 95 Rye Hill Park London SE15 3JS
 91 Rye Hill Park London SE15 3JS
 87 Rye Hill Park London SE15 3JS
 89 Rye Hill Park London SE15 3JS
 142 Rye Hill Park London SE15 3JT
 172 Rye Hill Park London SE15 3JT
 174 Rye Hill Park London SE15 3JT
 170 Rye Hill Park London SE15 3JT
 166 Rye Hill Park London SE15 3JT
 168 Rye Hill Park London SE15 3JT
 182 Rye Hill Park London SE15 3JT
 184 Rye Hill Park London SE15 3JT
 180 Rye Hill Park London SE15 3JT
 176 Rye Hill Park London SE15 3JT
 178 Rye Hill Park London SE15 3JT
 164 Rye Hill Park London SE15 3JT
 150 Rye Hill Park London SE15 3JT
 152 Rye Hill Park London SE15 3JT
 148 Rye Hill Park London SE15 3JT
 144 Rye Hill Park London SE15 3JT
 146 Rye Hill Park London SE15 3JT
 160 Rye Hill Park London SE15 3JT
 162 Rye Hill Park London SE15 3JT
 158 Rye Hill Park London SE15 3JT
 154 Rye Hill Park London SE15 3JT
 156 Rye Hill Park London SE15 3JT
 Flat 4 63-71 Rye Hill Park London
 Flat 2 63-71 Rye Hill Park London
 Flat 3 63-71 Rye Hill Park London
 274 Rye Hill Park London SE15 3JX
 216 Rye Hill Park London SE15 3JX
 218 Rye Hill Park London SE15 3JX
 214 Rye Hill Park London SE15 3JX
 210 Rye Hill Park London SE15 3JX
 212 Rye Hill Park London SE15 3JX

226 Rye Hill Park London SE15 3JX
 228 Rye Hill Park London SE15 3JX
 224 Rye Hill Park London SE15 3JX
 220 Rye Hill Park London SE15 3JX
 222 Rye Hill Park London SE15 3JX
 98 Rye Hill Park London SE15 3JU
 84 Rye Hill Park London SE15 3JU
 86 Rye Hill Park London SE15 3JU
 82 Rye Hill Park London SE15 3JU
 78 Rye Hill Park London SE15 3JU
 80 Rye Hill Park London SE15 3JU
 94 Rye Hill Park London SE15 3JU
 96 Rye Hill Park London SE15 3JU
 92 Rye Hill Park London SE15 3JU
 88 Rye Hill Park London SE15 3JU
 90 Rye Hill Park London SE15 3JU
 230 Rye Hill Park London SE15 3JX
 260 Rye Hill Park London SE15 3JX
 262 Rye Hill Park London SE15 3JX
 258 Rye Hill Park London SE15 3JX
 254 Rye Hill Park London SE15 3JX
 256 Rye Hill Park London SE15 3JX
 270 Rye Hill Park London SE15 3JX
 272 Rye Hill Park London SE15 3JX
 268 Rye Hill Park London SE15 3JX
 264 Rye Hill Park London SE15 3JX
 266 Rye Hill Park London SE15 3JX
 252 Rye Hill Park London SE15 3JX
 238 Rye Hill Park London SE15 3JX
 240 Rye Hill Park London SE15 3JX
 236 Rye Hill Park London SE15 3JX
 Effingham House Arundel Street London
 234 Rye Hill Park London SE15 3JX
 248 Rye Hill Park London SE15 3JX
 250 Rye Hill Park London SE15 3JX
 246 Rye Hill Park London SE15 3JX
 242 Rye Hill Park London SE15 3JX
 244 Rye Hill Park London SE15 3JX
 31A Rye Hill Park London SE15 3JN
 Ground Floor Flat 17 Rye Hill Park London
 Ground Floor Flat 53 Rye Hill Park London
 Hall Floor Flat 15 Rye Hill Park London

Re-consultation:

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

Flood Risk Management & Urban Drainage

Statutory and non-statutory organisations

Metropolitan Police Service (Designing O
Metropolitan Police Service (Designing O
Thames Water
Metropolitan Police Service (Designing O
London Underground

Neighbour and local groups consulted:

Flat 7 Rye Hill Court 47 Rye Hill Park
Ground Floor Flat 55 Rye Hill Park London
County Hall Spetchley Road Worcester
45 Rye Hill Park London SE15 3JN
Ground Floor London SE15 3JR
Flat 3 London SE15 3JN
63 Rye Hill Park London SE15 3JR
Flat 4 47 Rye Hill Park London
Effingham House Arundel Street London

APPENDIX 3**Relevant planning history**

No relevant planning history

APPENDIX 4

RECOMMENDATION

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.

Applicant	Rye Hill Park Enterprises LLP	Reg. Number	19/AP/0480
Application Type	Major application	Case Number	H2041
Recommendation	Pending Legal Agreement		

Draft of Decision Notice

Pending legal agreement for the following development:

Redevelopment of vacant site to provide enhanced public open space and the construction of a 6 storey building to provide up to 10 affordable dwellings.

Development Land Between 59 And 61 Rye Hill Park London SE15

In accordance with application received on 13 February 2019

and Applicant's Drawing Nos.:

Existing Plans

South Elevation (Existing) RHP-STUGIV-XXX-ZZ-E-A-011 P01 received
 East Elevation (Existing) RHP-STUGIV-XXX-ZZ-E-A-012 P01 received
 Ground Floor Plan (Existing) RHP-STUGIV-XXX-ZZ-P-A-010 P01 received
 North Elevation Existing RHP-STUGIV-XXX-ZZ-S-A-013 P01 received
 East Elevation (Existing) RHP-STUGIV-XXX-ZZ-S-A-014 P01 received
 West Elevation (Existing) RHP-STUGIV-XXX-ZZ-S-A-014 P02 received

Proposed Plans

West Elevation Proposed RHP-STUGIV-XXX-ZZ-E-A-025 P01 received
 South Elevation (proposed) RHP-STUGIV-XXX-ZZ-E-A-026 P01 received
 North Elevation (Proposed) RHP-STUGIV-XXX-ZZ-E-A-027 P01 received
 East Elevation (Proposed) RHP-STUGIV-XXX-ZZ-E-A-028 P01 received
 North & East Elevation (Proposed) RHP-STUGIV-XXX-ZZ-S-A-029 P01 received
 Proposed North South Section (Proposed) RHP-STUGIV-XXX-ZZ-S-A-030 P01 received
 GROUND FLOOR PLAN RHP-STUGIV-XXX-SK35 A received
 FIFTH FLOOR PLAN RHP-STUGIV-XXX-SK36 received
 LEVEL 1 RHP-STUGIV-XXX-SK37 received
 LEVEL 2 RHP-STUGIV-XXX-SK38 received
 LEVEL 3 RHP-STUGIV-XXX-SK39 received
 LEVEL 4 RHP-STUGIV-XXX-SK40 received

Other Documents

Flood risk assessment received
 Rye Hill Park Landscape received

Transport assessment/statement received
 Tree survey and assessment received
 Block Plan (Existing) RHP-STUGIV-XXX-ZZ-P-A-002 P01 received
 Block Plan (Proposed) RHP-STUGIV-XXX-ZZ-P-A-003 P01 received
 ROOF PLAN (Proposed) RHP-STUGIV-XXX-ZZ-P-A-024 P01 received
 Design and access statement received
 Daylight/Sunlight assessment 2344 received
 Ecology assessment/Nature conservation received
 Tree survey and assessment received
 Drainage and SUDS Assessment received
 SITE LOCATION PLAN (Existing) HP-STUGIV-XXX-ZZ-P-A-001 P01 received
 Landscape Concept received
 Air quality assessment 443261/AQ/01 (00) received
 Bat Survey ASW/RHE/010/23/2019 received
 Document Re: Badger Assessment of Land at Rye Hill Park, London received
 Ecology assessment/Nature conservation 1015 received
 Document Metropolitan Open Land Impacts and Opportunities received
 Viability report Affordable Housing and Economic Viability received
 Document Secure by Design Statement received
 Document Breeding Bird Survey received
 Accommodation Schedule RYE -STUGIV-XXX-ZZ-SCH-A-010a received
 Document Basement Impact Assessment received
 Energy statement received
 Planning statement received

Time limit for implementing this permission and the approved plans

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.

Permission is subject to the following Grade Condition(s)

3. MATERIALS

Details of the (2 copies) to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and 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 2019, 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.

Permission is subject to the following Pre-Occupation Condition(s)

4. Before the first occupation of the building hereby approved, details of the installation (including location and type) of an electric vehicle charger point within the car parking area shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger point shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

To encourage more sustainable travel, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policies 3.1 (Environmental Effects) and 5.2 (Transport Impacts) of the Southwark Plan 2007

Permission is subject to the following Compliance Condition(s)

5. INTERNAL NOISE LEVELS RESTRICTION

The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 30dB LAeq, T* and 45dB LAFmax
Living rooms - 30dB 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 2019.

6. The mitigation measures outlined in the Ecological Assessment prepared by Adonis Ecology Ltd. (project ref: 1015) shall be adhered to during all works on site.

Reason:

To protect the biodiversity and wildlife of the site, the National Planning Policy Framework 2019 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.

Informatives

PLANNING SUB-COMMITTEE A AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2019-20

NOTE: Original held by Constitutional Team all amendments/queries to Gerald Gohler/Beverley Olamijulo Tel: 020 7525 7420/7234

Name	No of copies	Name	No of copies
To all Members of the sub-committee			
Councillor Kath Whittam (Chair)	1	Environment & Social Regeneration	1
Councillor Jane Salmon (Vice-Chair)	1	Environmental Protection Team	
Councillor Peter Babudu	1		
Councillor Sunil Chopra	1		
Councillor David Noakes	1	Communications	By
Councillor Martin Seaton	1	Louise Neilan, media manager	email
Councillor Leanne Werner	1		
		Total:	11
(Reserves to receive electronic copies only)			
Councillor Anood Al-Samerai		Dated: 23 June 2020	
Councillor Renata Hamvas			
Councillor Barrie Hargrove			
Councillor Richard Leeming			
Councillor Victoria Olisa			
Officers			
Constitutional Officer, Hub 2, Level 2, Tooley St.	By email		
Planning Team - Philippa Brown / Affie Demetriou - Hub 2 Level 5, Tooley St.	2		
Margaret Foley, Legal Services (label provided)	1		