
RECOMMENDATION LDD MONITORING FORM REQUIRED

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	C/O Agent Fairview Homes	Reg. Number	14/AP/0309
Application Type	Full Planning Permission	Case Number	TP/536-1
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Redevelopment of the former Surrey Docks Stadium and land adjoining comprising demolition of existing buildings and erection of 103 residential dwellings (Use Class C3) in a series of buildings up to 4-storeys high, associated car parking and cycle parking, alterations to the existing vehicular access, enhancement to existing open space, associated landscaping, new pedestrian access/egress, and the creation of a new public park with associated works.

At: FORMER SURREY DOCKS STADIUM AND DEPOT ADJACENT TO STADIUM, SALTER ROAD, ROTHERHITHE, LONDON, SE16

In accordance with application received on 03/02/2014 08:01:23

and Applicant's Drawing Nos. 1472_DWG_P_0020, 021, 022, 023, 001, 100 Rev F, 101 Rev B, 102 Rev B, 103 Rev B, 104 Rev B, 1423_DWG_PlotBC_00_200 Rev B, 201 Rev B, 202 Rev B, 1423_DWG_PlotE_P_00_200 Rev B, 201Rev B, 202 Rev B, 1423_DWG_PlotF_P_00_200 Rev B, 201 Rev B, 202 Rev B, 1423_DWG_PlotD_00_200 RevB, 201 Rev B, 203 RevB, 1423_DWG_PlotA_P_00_200 RevB, 201 Rev B, 202 Rev B, 1423_DWG_PlotE_P_00_203 Rev B, 1423_DWG_PlotBC_P_00_203Rev B, 1423_DWG_PlotD_P_00_202RevB, 1423_DWG_PlotF_P_00_203RevB, 1472_DWG_P_00_300Rev E, 301RevE, 302Rev E, 303RevF, 304RevF, 305RevE, 306RevF, 307RevF, 1472_DWG_PlotC_P_00_260, 1472_DWG_PlotD_P_00_261, 260, 1472_DWG_PlotE_P_00_260, 261, 1472_DWG_PlotF_P_00_261, 1320_P_001RevD, 020RevA, 003RevA, 004RevA, 005RevA, 002RevA, DAT/9.0BRevB (sheet 1), DAT?9.0BRevB (sheet 2), 1320_P_009RevA

Accommodation schedule, tree survey report October 2013, daylight and sunlight report 31st January 2014, Technical note response to Environment Agency comments April 2014, design and access statement February 2014, response to LB Southwark comments May 2014, transport assessment January 2014, planning statement January 2014, statement of community involvement January 2014, residential travel plan January 2014, air quality assessment 24th January 2014, sustainable design and construction statement 31st January 2014, ecological assessment February 2014, energy statement 31st January 2014, geotechnical and geoenvironmental interpretive report January 2014, noise assessment 8th January 2014, flood risk assessment January 2014, planting schedule reference 1320_p_020

Subject to the following thirty-eight 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:

1472_DWG_P_0020, 021, 022, 023, 001, 100 Rev F, 101 Rev B, 102 Rev B, 103 Rev B, 104 Rev B, 1423_DWG_PlotBC_00_200 Rev B, 201 Rev B, 202 Rev B, 1423_DWG_PlotE_P_00_200 Rev B, 201Rev B, 202 Rev B, 1423_DWG_PlotF_P_00_200 Rev B, 201 Rev B, 202 Rev B, 1423_DWG_PlotD_00_200 RevB, 201 Rev B, 203 RevB, 1423_DWG_PlotA_P_00_200 RevB, 201 Rev B, 202 Rev B, 1423_DWG_PlotE_P_00_203 Rev B, 1423_DWG_PlotBC_P_00_203Rev B, 1423_DWG_PlotD_P_00_202RevB, 1423_DWG_PlotF_P_00_203RevB, 1472_DWG_P_00_300Rev E, 301RevE, 302Rev E, 303RevF, 304RevF, 305RevE, 306RevF, 307RevF, 1472_DWG_PlotC_P_00_260, 1472_DWG_PlotD_P_00_261, 260, 1472_DWG_PlotE_P_00_260, 261, 1472_DWG_PlotF_P_00_261, 1320_P_001RevD, 020RevA, 003RevA, 004RevA, 005RevA, 002RevA, DAT/9.0BRevB (sheet 1), DAT?9.0BRevB (sheet 2), 1320_P_009RevA

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 impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason

The proposed works would be in close proximity to underground sewerage infrastructure and piling has the potential to impact on this, and to ensure compliance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 4 Prior to works commencing, including any demolition, an Arboricultural Method Statement detailing the means by which any retained trees on or directly adjacent to the site as identified on drawing number 1320_P_009A are to be protected from damage by demolition works, vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment, shall be submitted to and approved in writing by the Local Planning Authority. Within the protected area, any excavation must be dug by hand and any roots found to be greater than 25mm in diameter must be retained and worked around. Excavation must adhere to the guidelines set out in the National Joint Utilities Group (NJUG) publication Volume 4, 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2)'. Cross sections shall be provided to show surface, other changes to levels and any proposed activity within root protection areas required in order to facilitate demolition.

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 or changes to ground levels.

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 (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Report. 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) and BS3998: (2010).

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 or 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 ensure the protection of the existing trees in accordance with The National Planning Policy Framework 2012, Strategic Policy 11 Open spaces and wildlife of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.28 Biodiversity of The Southwark Plan 2007.

- 5 The development shall not commence until details of a Construction Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority for that part of the development. The Construction Environmental Management Plan shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site during demolition and construction and will include the following information for agreement

A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures.

The specification shall include details of the method of piling.

Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.

Arrangements for publicity and promotion of the scheme during construction.

A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme registration.

Measures to ensure minimum disruption to the movement of traffic (including bus operations, cyclists and pedestrians) during the construction phase of this development.

Details of road construction trips generated, site access arrangements, construction routes and cumulative impacts of construction traffic; and any security issues should also be identified.

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with saved policy 3.2 'Protection of Amenity' of The Southwark Plan 2007 and strategic policy 13 'High environmental standards' of the Core Strategy 2011.

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.

- 6 Details of the vehicle and pedestrian access to the site from Salter Road including full details of the visibility of splays and a revised location for the vehicular access gates into the site from Salter Road shall be submitted to and approved by the Local Planning Authority prior to the commencement of above grade work. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to that the Council may be satisfied that the proposal will not compromise highway safety in accordance with saved policy 5.2 'Transport impacts' of the Southwark Plan (2007).

- 7 Prior to commencement of above grade works details of a surface water drainage strategy, incorporating sustainable drainage principles, that achieves a reduction in surface water run-off rates of at least 50% of the existing runoff rate from the site during a 1% Annual Exceedance Probability (AEP) event shall be submitted to and approved in writing by Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason:

To minimise the potential for the site to contribute to surface water flooding in accordance with saved policy 3.9 Water of the Southwark Plan, Strategic policy 13 of the Core Strategy (2011) and guidance in the Sustainable Design and Construction SPD (2009).

- 8 Prior to the commencement of above grade works full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. Each of the 79 trees to be planted shall have a minimum stem girth of 38cm and the details 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.

- 9 Prior to commencement of above grade works, details of a revised layout for unit 54 showing this unit laid out as a studio flat shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason

The layout as shown would provide an undersized 1-bedroom unit which would fail to provide an acceptable

standard of accommodation for future occupiers, which is required by saved policy 4.2 'Quality of accommodation' of the Southwark Plan (2007).

- 10 Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries (including the new park) 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.

Reason

In the interests of visual and residential amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007.

- 11 Before any above grade work hereby authorised begins, detailed drawings [scale 1:100] of a hard and soft landscaping scheme for the residential part of the site 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) and which shall include a minimum of 30% native planting 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.

- 12 Prior to the commencement of above grade works details of a minimum of 16 bird and / or bat nesting boxes (to include Swift, House sparrow and standard nest boxes) and 12 nesting bricks or tubes including their exact location, specification and design of the habitats shall be submitted to and approved in writing by the Local Planning Authority. 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, and shall be maintained as such thereafter.

Reason

This condition is necessary to ensure the protection of wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation value of the site in accordance with saved policy 3.28 'Biodiversity' of the Southwark Plan (2007) and strategic policy 11 'Open spaces and wildlife' of the Core Strategy (2011).

- 13 Prior to the commencement of above grade works a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements: New open space, soft landscaping, brown roofs, roosting and nesting features.

Reason

This condition is necessary to ensure the protection of wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation value of the site in accordance with saved policy 3.28 'Biodiversity' of the Southwark Plan (2007) and strategic policy 11 'Open spaces and wildlife' of the Core Strategy (2011).

- 14 Prior to the commencement of above grade works a roof plan for the development showing the location of the photovoltaic panels and brown roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the details thereby approved.

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, 3.4 Energy Efficiency and 3.28 Biodiversity of the Southwark Plan 2007.

- 15 Prior to commencement of above grade works elevations and details of materials for the electricity substation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason

In the interest of visual amenity, in accordance with saved policies 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan (2007) and strategic policy 12 'High environmental standards' of the Core Strategy (2011).

- 16 Scale 1:5/10 section detail-drawings of the following elements shall be submitted to and approved in writing by the Local Planning Authority before the commencement of above grade works for the relevant plot; the development shall not be carried out otherwise than in accordance with any such approval given.

- a) elevations and sections of feature brick panels;
- b) parapets and roof terraces;
- c) heads, cills and jambs of all openings;
- d) balconies including balustrades;
- e) entrance lobbies; and
- f) roof edges;

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 17 Prior to the commencement of above grade works, samples of all external facing materials including 1sqm sample panels of the different types of brickwork and aluminium for the windows 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 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.

- 18 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 for the new park 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.

- 19 Prior to occupation of the individual blocks, confirmation that Secure by Design certification for that block has been achieved shall be submitted to and approved in writing by the Local Planning Authority. Three months following the final occupation of the development confirmation that the entire development has achieved Secure by Design certification shall be submitted to the Council for approval in writing.

Reason

To ensure that the development would provide a safe and secure environment for future occupiers, in accordance with saved policy 3.14 'Designing out crime' of the Southwark Plan (2007).

- 20 a) The contamination remediation works shall be carried out in accordance with the approved remediation strategy by Card Geotechnics Limited dated January 2014. Following completion of these works 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.

b) 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.

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.

- 21 Details of an angled window to unit 57 (plot E) serving the left-hand master bedroom window shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved prior to the occupation of the unit and shall be retained as such thereafter.

Reason

To ensure an adequate level of privacy to unit 63 and compliance with saved policy 4.2 'Quality of accommodation' of the Southwark Plan (2007).

- 22 Details of screening to the left hand side of the balconies to units 70 and 81 (plot E) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved prior to the occupation of the units and shall be retained as such thereafter.

Reason

To ensure an acceptable level of privacy to the adjoining units and compliance with saved policy 4.2 'Quality of accommodation' of the Southwark Plan (2007).

- 23 Prior to their occupation revised details of the wheelchair accessible units showing their bathrooms laid out as wet rooms shall be submitted to and approved in writing by the Local Planning Authority. The wheelchair accessible units shall be constructed in accordance with the details thereby approved and retained as such thereafter.

Reason

To ensure the wheelchair units approved are delivered to the relevant standard in accordance with The National Planning Policy Framework 2012, Policy 7.2 An inclusive environment of the London Plan 2011, Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

- 24 Before the first occupation of the units a Code for Sustainable Homes final certification (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 code level 4 has been achieved.

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.

- 25 Prior to the occupation of plot A a woodland management plan for the Dell shall be submitted to and approved in writing by the Local Planning Authority. The management plan should be prepared by a qualified and experienced arboricultural consultant and should include the following elements:

a) A statement of the overall design vision for the woodland and for individual trees retained as part of the

development - including amenity classification, nature conservation value and accessibility.

b) Type and frequency of management operations to achieve and sustain canopy, understorey and ground cover, and to provide reinstatement where tree loss or vandalism occurs.

c) Frequency of safety inspections, which should be at least three yearly in areas of high risk, less often in lower risk areas

d) Confirmation that the tree pruning work is carried out by suitably qualified and insured tree contractors to British Standard 3998 (2010).

e) Special measures relating to Protected Species or habitats, e.g. intensive operations to avoid March - June nesting season or flowering period.

f) Inspection for pests, vermin and diseases and proposed remedial measures.

g) Recommendations relating to how trees within the immediate vicinity of properties or within private areas are to be protected, such that these are retained without the loss of their canopy or value as habitat. All works shall adhere to BS5837: Trees in relation to demolition, design and construction (2012).

h) Confirmation of cyclical management plan assessments and revisions to evaluate the plan's success and identification of any proposed actions.

Reason

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.

- 26 The measures outlined in the travel plan by URS dated January 2014 shall be implemented upon first occupation of the building. At the start of the second year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

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.

- 27 Details of the refuse holding area on Salter Road shall be submitted to and approved in writing by the Local Planning Authority. The refuse holding area shall be provided in accordance with the details thereby approved prior to the occupation of plot F.

Reason

In the interests of visual amenity and to ensure that there would be adequate waste storage facility to serve the development, 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, Policy 3.7 Waste Reduction and 3.12 Quality in design of The Southwark Plan 2007

- 28 The refuse stores for the individual blocks and houses shall be provided in accordance with the approved details prior to the occupation of that block or house. The refuse stores shall be retained as such thereafter and shall not be 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

- 29 Details of a phasing plan for the delivery of the parking spaces on the site shall be submitted to and approved in writing by the Local Planning Authority. The parking spaces shall be completed in accordance with the phasing plan and all of the spaces shall be provided prior to the final occupation of the development. The parking spaces shall be permanently retained as such thereafter.

Reason

To ensure the timely delivery and retention of the parking spaces for the development, in accordance with saved

policy 5.6 'Car parking' of the Southwark Plan (2007).

- 30 Before the first occupation of the development hereby approved, details of the installation (including location and type) of electric vehicle charger points to serve 20% of the parking spaces on the site shall be submitted to and approved in writing by the Local Planning Authority. The electric vehicle charger points 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 2012, 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.

- 31 Prior to the occupation of the individual plots and houses, the cycle parking facilities for that particular plot or house shall be provided in accordance with the approved plans. All of the cycle parking for the development including the courtyard provision, which shall be covered, shall be completed prior to the final occupation of the development and the cycle parking shall be retained as such thereafter.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport 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.

- 32 The play equipment for the development shall be provided prior to the occupation of plots D, E and F or shall be retained as such thereafter.

Reason

To ensure that there would be adequate play facilities to serve the development, in accordance with saved policy 4.2 'Quality of accommodation' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

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.

- 33 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 - 35dB 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.

- 34 The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises). The method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. The plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from 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).

- 35 The proposed development shall be constructed in accordance with the energy statement dated 31st January

2014 , and the measures therein including the renewable energy measures shall be installed and operational prior to occupation of the individual blocks or houses.

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.

- 36 Notwithstanding the provisions of classes A-E of part 1, schedule 2 of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the houses hereby permitted

Reason

To safeguard the character and the amenity of the buildings and the setting of the adjacent woodland, in accordance with Strategic Policy 13 - High environmental standards and Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity, 3.12 Quality in Design of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 37 The integral garages to serve the development shall be retained as such and shall not be used as habitable accommodation.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of 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.

- 38 Details of a phasing plan for the delivery of the parking spaces on the site shall be submitted to and approved in writing by the Local Planning Authority. The parking spaces shall be completed in accordance with the phasing plan and all of the spaces shall be provided prior to the final occupation of the development. The parking spaces shall be permanently retained as such thereafter.

Reason

To ensure the timely delivery and retention of the parking spaces for the development, in accordance with saved policy 5.6 'Car parking' of the Southwark Plan (2007).

Statement of positive and proactive action in dealing with the application

Pre-application advice has been provided and negotiations have continued throughout the course of the application to secure an acceptable scheme.

Informatives

It is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. Petrol / oil interceptors should be fitted in all car parking areas. Thames Water will aim to provide a minimum pressure of 10m head (approximately 2 bar) and a flow rate of 9 litres / minute at the point where it leaves Thames Water pipes. The developer should take account of this in the design of the proposed development. You are advised to contact Thames Water for further information (0845 850 277).

As the development is in an air quality management area you are advised that when deciding upon ventilation to the building, consideration should be given to exposure to road traffic pollution. Advice can be obtained from the Council's Community Safety and Enforcement Team (0207 525 4261).

If the proposed development requires alterations to public highways and/or parking layout, the applicant should contact the Highways Development Control department at least four months prior to any works commencing to enter into a s278 highways agreement. Please contact Iaan Smuts iaan.Smuts@southwark.gov.uk and Tel: 020 7525 2170. The applicant should familiarise themselves with Southwark's Streetscape Design Manual which is available on the website.

No development shall take place until construction details of any internal access road(s) to achieve an adoptable standard have been submitted to and been approved in writing by the Local Planning Authority. The building(s) should not be occupied or the use commenced until the road(s) is/are constructed in accordance with the approved plans to ensure the internal access roads are to a satisfactory standard for use by the public and are completed prior to occupation.

Highways DC will need confirmation that all new statutory services are complete prior to footway and/or carriageway works commencing.

If part of the adopted highway will need to be stopped up in order to enable this development to proceed, a

highway stopping up order will need to be applied for under the provisions of the Town and Country Planning Act 1990. This process is likely to take a minimum of 4 months for a straightforward unopposed order. If there are any objections the timeframe may extend significantly beyond this. Please contact Iaan Smuts, Development Control Manager at the earliest convenience iaan.Smuts@southwark.gov.uk and Tel: 020 7525 2170.

Heavy duty vehicles will not be permitted to access the site unless a temporary heavy duty crossover is in place. If this is required please contact Ian Law – ian.law@southwark.gov.uk or Tel: 020 7525 2170.

Compliance with S168 to S175 of the Highways Act 1980, relating to “Precautions to be taken in doing certain works in or near streets or highways” - any item and/or structure placed on or adjacent to the public highway may require a license. Please contact Highways Licensing on highwayslicensing@southwark.gov.uk to obtain this. All licenses should be in place prior to works commencing.

Compliance with section 140A of the Highways Act, 1980 – “Builders skips: charge for occupation of highway” - where it is necessary to place a skip on any part of the highway (pavement, verge or the side of the road), you will need to contact a skip company, which is currently registered on Southwark Councils approved skip companies list. The skip company will apply for the necessary license, which operates for a period of up to four weeks. The approved list is available to view on Southwark’s website or by contacting highwayslicensing@southwark.gov.uk

Compliance with S59 and S60 of the Highway Act, 1980 – Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Council development control team to catalogue condition of streets and drainage gullies. Please contact Iaan Smuts, Development Control Manager on 020 7525 2135 to arrange. Approval by highways is required and a copy of findings and condition survey document to be sent to planning case officer for development in question.

Compliance with S178 of the Highways Act, 1980 - The applicant is advised that they must apply for a license if there is a proposed overhang on the public highway. The applicant should be advised to contact the Development Control Team, Public Realm, specifically iaan.Smuts@southwark.gov.uk and Tel: 020 7525 2170. No projection should be below 2.4m in height in accordance with Section 178, Highways Act 1980.

Compliance with Section 179, Highways Act 1980. “Control of construction of cellars under street” – If construction is required under the highway the developer should contact the Development Control Team, Public Realm, specifically iaan.Smuts@southwark.gov.uk and Tel: 020 7525 2170.

Compliance with S153 of the Highways Act 1980 - all doors or gates must be hung so that they do not open over or across the road or pavement.

Compliance with S100 of the Highways Act 1980. Any damage or blockages to drainage will be repaired at the cost of the developer. All works to be undertaken by Southwark Council Highways Service.

Water will not be permitted to flow onto the public highway in accordance with Section 163, Highways Act 1980

Public highway footway cross falls will not be permitted to drain water onto private land or private drainage.

You are advised to refer to the Environment Agency website for further information regarding SUDs and flood resilience measures (www.environment-agency.gov.uk)