

Item No. 7.2	Classification: Open	Date: 28 February 2017	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Council's own development Application 16/AP/4003 for: Full Planning Application Address: CARPARK, PLAY AREA AND GARAGES, DANIEL'S ROAD, LONDON SE15 3NA Proposal: Construction of two 3 storey residential (Use Class C3) blocks with a total of 19 new council homes. Block A comprises of 5x 3-bed houses. Block B comprises of 3x 3-bed flats, 6x 2-bed flats, 5x 1-bed flat; together with associated communal amenity space, landscaping works, a new 5-space car park and re-provision of playground space.		
Ward(s) or groups affected:	Nunhead		
From:	Director of Planning		
Application Start Date 26/09/2016		Application Expiry Date 26/12/2016	
Earliest Decision Date 24/11/2016			

RECOMMENDATION

1. That planning permission be granted subject to the completion of a unilateral undertaking and planning conditions.
2. In the event that the unilateral agreement is not completed by 30 April 2017, the Director of Planning be authorised to refuse planning permission for the reasons detailed in paragraph 55.

BACKGROUND INFORMATION

Site location and description

3. The application site is 0.3ha in size and currently comprises a children's play area, a car park, a grassed amenity space, a substation and a collection of garages. It is surrounded by residential properties of differing architectural styles. To the east and south, terraced properties along Daniel's Road and Tappesfield Road are two storeys in height, whilst the terrace immediately to the west is 3 storeys fronting Basset Road with a distinctive roofline that tapers towards the site. The same building typology exists on Howbury Road to the north west. Properties to the north-east fronting Linden Grove are two and three storeys in height. The site is located 60m west of Nunhead Cemetery.
4. In terms of planning designations, the site is located within the Peckham and Nunhead Action Area, the urban density zone and the council's Air quality management area.

Details of proposal

5. Planning permission is sought for the development of the site to provide 19 dwellings split between a terrace of 5 houses and a new 3-storey block containing 14 flats. These two residential blocks would be divided by a new refurbished children's play area and a small car park, both of which replace existing on-site examples. A community garden is also proposed. The proposal forms part of the council's Direct Delivery programme and, as such, all of the new units are proposed as affordable, social rented units.
6. **Planning history**

16/EQ/0108 Application type: Pre-Application Enquiry (ENQ)
Construction of 2 no. 3 storey residential (C3 Use) blocks with a total of 19 new council homes. Block A comprises of 5no. 3 bed houses. Block B comprises of 2No. 3 bed flats, 6no. 2 bed flats, 4no. 1 bed flats, 1no. 2 bed wheelchair accessible flat with a dedicated car parking space, 1no. 3bed wheelchair accessible flat with a dedicated car parking space. The proposals include associated communal amenity space and landscaping works, a new 8 space car park and reprovision of playground space.
Decision date 14/07/2016 Decision: Pre-application enquiry closed (EQC)

The advice given is included in appendix 4.

Planning history of adjoining sites

7. Some small-scale householder developments in surrounding streets, but nothing of material significance.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

8. The main issues to be considered in respect of this application are:
 - a. Principle of development and conformity with strategic land use policies;
 - b. Provision of affordable housing
 - c. Impact on the amenity of neighbours and that of the wider area;
 - d. Design considerations, including the quality of accommodation
 - e. Transport and traffic impacts
 - f. Impact on trees
 - g. Environmental sustainability
 - h. Any other material considerations

Planning policy

National Planning Policy Framework (the Framework)

9. The NPPF establishes the Government's strategy for the delivery of sustainable development. Whilst not itself planning policy, all local policies must be in general conformity with the NPPF guidance and it is a material consideration in the determination of planning applications. The following sections are most relevant in this case:

Section 6: Delivering a wide choice of high quality homes
Section 7: Requiring good design
Section 11: Conserving and enhancing the natural environment

10. The London Plan 2016

2.9 Inner London
3.1 Equal life chances for all
3.2 Improving health and assessing health opportunities for all
3.3 Increasing housing supply
3.4 Optimising housing potential
3.5 Quality and design of housing developments
3.6 Children and young peoples play and informal recreation facilities
3.8 Housing choice
3.9 Mixed and balanced communities
3.10 Definition of affordable housing
3.11 Affordable housing targets
3.13 Affordable housing thresholds
5.2 Minimising carbon dioxide emission
5.3 Sustainable design and construction
5.7 Renewable energy
5.10 Urban greening
5.11 Green roofs and development site environs
5.13 Sustainable drainage
5.14 Water quality and waste water infrastructure
5.15 Water use and supplies
5.21 Contaminated land
6.3 Assessing effects of development on transport capacity
6.9 Cycling
6.10 Walking
6.13 Parking
7.1 Building London's neighbourhoods and communities
7.2 An inclusive environment
7.3 Designing out crime
7.4 Local Character
7.5 Public Realm
7.6 Architecture
7.14 Improving air quality
7.15 Reducing noise and enhancing soundscapes
8.2 Planning obligations
8.3 Community Infrastructure Levy

11. Core Strategy 2011

Strategic Policy 2 - Sustainable transport
Strategic Policy 4 - Places for learning and enjoyment
Strategic Policy 5 - Providing new homes
Strategic Policy 6 - Homes for people on different incomes
Strategic Policy 7 - Family homes
Strategic Policy 12 - Design and conservation
Strategic Policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

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

Policy 3.2 - Protection of amenity

Policy 3.3 - Sustainability assessment

Policy 3.6 - Air quality

Policy 3.7 - Waste reduction

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 3.28- Biodiversity

Policy 4.2 - Quality of residential accommodation

Policy 4.3 - Mix of dwellings

Policy 4.4 - Affordable housing

Policy 5.1 - Locating developments

Policy 5.2 - Transport impacts

Policy 5.3 - Walking and cycling

Policy 5.6 - Car parking

13. Peckham and Nunhead Area Action Plan 2014

Policy 16 - New homes

Policy 17 - Affordable and private homes

Policy 18 - Mix and design of new homes

Policy 21 - Energy

Policy 22 - Waste, water and flooding

Policy 23 - Public realm

Policy 25 - Built form

Policy 27 - Land use (Peckham core action area)

Policy 28 - Transport and movement (Peckham core action area)

Policy 29 - Built environment (Peckham core action area)

14. Supplementary planning documents

2015 Technical Update to the council's residential design standards SPD

Summary of consultation responses

15. 10 responses have been made - mainly objections - via the public consultation on this application. The main issues raised are:

- Support for affordable housing;
- Concern that building heights are taller than existing terraces;
- Insufficient car parking and flaws in the parking survey;
- Potential for increases in noise, anti-social behaviour and littering;

- "Green space grabbing" and loss of children's play space;
 - Loss of privacy, light and local views;
 - Negative impact on property values.
16. These are, generally, pertinent planning issues and are addressed as part of the below assessment. The perceived impact on property values is not a material planning consideration.

Principle of development

17. PNAAP Policy 31 states that "Nunhead, Peckham Rye and Honor Oak will continue to be a neighbourhood of low density housing and open spaces". The policy explicitly states that new residential uses will be supported. The proposed development comprises new residential accommodation and areas of open space and so is entirely consistent with this aim.

Environmental impact assessment

18. The scale and nature of development does not warrant an environmental impact assessment, as determined with regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended).

Affordable housing

19. The proposed development forms part of the council's Direct Delivery Programme, one part of the council's ambition to deliver 11,000 new council homes over the period up to 2043, with 1,500 by 2018. As such, all of the units will be provided as affordable, social rented homes.
20. PNAAP policy 17, requires a minimum 35% affordable housing and 35% private housing to be delivered in the area for major developments.. The application is made in the knowledge that the council's Strategic Housing Market Assessment (SHMA) identifies a net affordable housing requirement of 1,472-1,824 units per year between 2013 and 2031. The SHMA states that affordable housing represents 48% of Southwark's total annual housing need.
21. Recent planning changes, such as the change in threshold for sites to deliver affordable housing from 10 to 11 and the permitted change of use of B class sites to residential has meant that some schemes which would previously have delivered affordable housing, are no longer required to do so. In delivering an entirely affordable scheme, the proposal directly responds to the identified housing need and is in accordance with the council plan commitment to deliver quality affordable homes.

Viability

22. A brief viability report has been provided to address the requirements of the council's Development Viability SPD 2016. Whilst not constituting a full financial appraisal, the statement demonstrates that the necessary funding is in place to deliver a fully affordable scheme.

Dwelling Mix

23. The proposal comprises 5x 1-bedroom units, 6x 2-bedroom units and 8x 3-bedroom

units. 74% of the units would have 2 or more bedrooms and 42% of the units 3 bedrooms. This exceeds the requirements of Core Strategy Policy 7, which stipulates minimums of 60% and 20% respectively in the urban zone.

24. Two of the units are proposed to be design as wheelchair accessible dwellings, conforming to both the Building Regulations M4(3) standard and the South East London Housing Partnership Wheelchair Housing Design Guidelines, as advocated within the council's Residential Design Standards SPD. This meets the 10% requirement set out in Southwark Plan policy 4.3.

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

Privacy and overlooking

25. The distances to existing properties and elevated position of the site relative to properties to the north mean that there is the potential to affect the privacy currently enjoyed by residents. The built development has been focussed on a very limited amount of the site to address this and is successful in preventing overlooking. Separation distances between the new residential terrace and existing properties on Tappesfield Road are over 17m, whilst the flanks of this terrace are 18m and 24m away from existing properties on Daniel's Road and Barsest Road. These distances are all in excess of the 12m separation distances required within the Residential Design Standards.
26. The block of flats would be separated by between 13.5m and 15.5m from existing properties on Daniel's Road at ground and first floor level. Closer distances to the rear of the flats to properties fronting Barsest and Howbury Road are mitigated by the fact that the distinctive style of these existing homes means that their outlook is focussed away from the new flats. Further, as noted below, living accommodation in the new flats would be located with an outlook towards Daniel's Road, rather than to the rear of the site.
27. Objectors have expressed concern about the relationship between the children's play area and residential properties behind, especially because of the elevated position of the playground. A sensitive and suitable boundary treatment would mitigate the potential for overlooking and a condition is recommended to secure this.

Daylight and sunlight

28. A daylight and sunlight report has been undertaken following the methodology recommended by the Building Research Establishment (BRE), as per the industry norm. The assessment considers the impact of the proposed development on existing properties along Howbury Road, Barsest Road and Daniel's Road using the Vertical Sky Component (VSC) test - the amount of skylight reaching a residential window- and the No Sky Line (NSL) test - the proportion of a room from which the sky is visible.

Daniel's Road

29. Numbers 58-70 Daniel's Road sit opposite the new block of flats. Focusing on habitable rooms, the VSC test identifies that all bedrooms comply with the BRE guidance- either the daylight reductions are less than 20% or the remaining VSC level would be good (above 27%) For the ground floor living rooms, whilst Nos. 58, 60 and 72 are compliant, there are some minor discretions on the other 5 properties.

Here, the reductions tend to be around 24% and the resulting VSC levels between 24% and 26.99%. This still demonstrates a good level of compliance with the BRE guidance. The NSL test bears this out, with reductions of between 20 and 35% for the properties affected. The BRE recommendations are not absolute and need to be considered as part of the wider planning assessment for individual schemes. Given the sensible massing of the development, as discussed below, and the need to demonstrate that the development represents an efficient use of the site, these impacts are considered to be, on balance, acceptable.

Tappesfield Road

30. 132-138 Tappesfield Road sit opposite the new terrace of townhouses. The reductions in VSC here for all windows serving living areas or bedrooms are all comfortably within the 20% outlined by the BRE as being acceptable. Smaller windows within and adjacent to the front doors are identified as having impacts in excess of 20%, but this will not have such a significant impact on the level of amenity enjoyed in these homes. The NSL test echoes these results.

Howbury Road

31. 60 and 62 Howbury Road sit adjacent to the block of flats to the north east. 6 windows are tested and in all cases the reduction in VSC level is well within the 20% advised as being acceptable. The reductions in NSL would be negligible. These results are fully compliant with the BRE guidance. Of the tested properties, Howbury Road are the only ones located 90 degrees of south to the proposed buildings.. The assessment demonstrates that these properties would continue to benefit from levels of annual and winter sunlight that are well in excess of the levels recommended by the BRE.

Barset Road

32. 129 and 131 Barset Road sit to the rear of the western end of the block of flats, sharing a similar relationship to the new build as the above properties on Howbury Road. A single window would experience a reduction in VSC of 21.8% though the remaining VSC is in excess of 25%, very close to the 27% recommended by the BRE. The NSL reductions are negligible. This represents a very marginal, and ultimately acceptable, reduction in daylight levels.

Noise

33. Several objectors have raised concerns about noise associated with the new development. It is not considered that new homes would give rise to any noise above and beyond what can typically be expected in a residential area. Construction noise would be noticeable but such a situation is common in London. Hours of working and the use of good suitable methods can be controlled through separate legislation. An informative is recommended to note some of the measures that the council's environmental protection team would expect to be taken into consideration by contractors to limit the environmental impacts for existing residents.

Impact of adjoining and nearby uses on occupiers and users of proposed development

34. The site is surrounded by residential properties; a mixture of traditional terraced houses and flats/maisonettes in 3 and 4-storey blocks. As above, adequate separation distances would be achieved and the scale of development proposed is

consistent with the local scale. These properties would not exert any influence over the development site such that the amenity of future occupiers would be compromised.

Transport issues

Car parking

35. Both the Core Strategy and the PNAAP support sustainable travel and limit the need to travel by private car. PNAAP Policy 15 states that in the urban zone, a maximum of 1 parking space per unit will be acceptable. The site has a PTAL rating of 2 and is not within a controlled parking zone (CPZ). Though this proposal includes a 5 space car park, it would replace the existing car park.. A car parking survey has been completed to demonstrate that this will not lead to parking stress.
36. The parking survey mapped the number of cars parked on streets within 200m of the site over a typical midweek evening and also carried out two 'snapshot' surveys in the early hours of the morning to capture overnight parking demands. Overall, the survey suggests that of the 611 spaces available, an average of 50% were available at any given time (46% overnight). Focusing just on the roads immediately surrounding the site, the east side of Daniel's Road peaks at 61% capacity (22 of 38) spaces in use. This ignores the assumed spare capacity on the opposite side of Daniel's Road - realistically, the narrow width of the street would make parallel parking difficult. Tappesfield Road peaks at 77% capacity (63 of 82), Barset Road at 33% (38 of 115) and Howbury Road at 59%.
37. Two separate surveys of the use of the existing car park were carried out on a Wednesday evening and a Saturday afternoon. During this time, only 2 vehicles were recorded as using the car park; one remaining for 3 hours, the other for 1 minute. This indicates a suggests a low demand for the existing car park.
38. The survey results show adequate capacity on the surrounding streets to accommodate some additional residential parking. Coupled with the other measures intended to promote sustainable travel, including the provision of secure cycle parking and car club membership for new residents, the anticipated transport impacts of the proposal are considered acceptable.
39. A single disabled bay is included in the new car park, which is intended to serve the adjoining wheelchair accessible unit. A second disabled bay was initially proposed adjacent to the community garden, however this has been removed at the request of the Highways team given concerns over the proximity to the corner of Daniel's Road. Not all occupiers of wheelchair accessible dwellings are car owners so there may not be a need. If there is, a space could be accommodated on-street, within the proposed car park or a specific bay could be provided as part of the s278 works.

Cycle parking

40. The flatted part of the scheme includes a single cycle store with a capacity of 23 bikes. Each of the terraced houses have the potential to store bikes within sheds in the rear garden or in the smaller front garden, though specific provision needs to be confirmed. Subject to this confirmation, the amount of cycle parking meets the requirements set in London Plan Policy 6.9 and is supported. The communal store for the flats would be accessed directly from Daniel's Road and is adequately sized to allow for easy manoeuvring of bikes. The type of cycle storage proposed can be confirmed in due course via planning condition.

Design issues

Density

41. The development comprises 60 habitable rooms across a 0.3 hectare site. This equates to a density of 200 habitable rooms per hectare, at the lower end of the 200 – 700 habitable rooms per hectare identified in the Core Strategy as being appropriate in the urban zone. Whilst the design merits of the scheme and potential impacts on the amenity of neighbours are considered below, the density of development is within the range suggested.

Site layout and urban design

42. The site is constrained by a narrow plot width and level changes to the north, which create a challenging relationship with existing properties, notably on Basset Road. The proposed development is arranged as a series of discrete parcels, the two residential elements book-end the plot with the 3-storey flatted building to the east and a 2.5 storey terrace to the west. The built elements would be separated by a new community garden, smaller car park and a refurbished playground.
43. The arrangement of the site is good, with green spaces stretching along the northern side of Daniel's Road. Built development here would, in all likelihood, compromise the lead to overshadowing of properties further north on Basset Road and lead to a loss of privacy. The indicative designs for the children's playspace and community garden demonstrate a stark uplift in quality and will improve the amenity of the street. It is recommended that the final designs of these spaces, and their respective maintenance regimes, be subject to planning condition.
44. The modest enclosure of the street from the buildings is appropriate in this location and certainly an improvement on the utilitarian garage blocks that partially occupy the site at present. In addition, the relatively low height of the flat block would help integrate it with the existing low rise streetscape. The ground floor units each contain wrap around private gardens which would bring a degree of animation at street level. The dwellings and the open space would greatly benefit the streetscape.
45. New pedestrian links between Daniel's Road and Tappesfield Road would be created, providing easy access to the new children's playground, to Linden Grove and Nunhead Cemetery, and generally improving permeability for residents in the local area.

Materials

46. The materials palette is relatively restrained, with both blocks predominantly constructed in a buff, multi-stock brick. A second cream coloured brick would be used in the recessed areas of the flatted block, such as on balconies and behind the gallery access. Zinc cladding would be used for the recessed upper storey of the flats and the roof of the terrace, with a brown pigment added so that the roofs better reflect the tiled finish of neighbouring properties. The gallery screen would similarly be constructed from a series of metal fins, which balance the need for privacy, ensuring the deck would be well-lit and providing some interest to this façade. This approach is considered appropriate and subject to the presentation of materials samples in due course, is acceptable.

Quality of accommodation

47. All units are sized to achieve the Nationally Described Housing Standards and almost all rooms achieve the individual room sizes stipulated in the council's residential design standards SPD. The only exceptions here are the living room/kitchen/dining rooms in the 2x 1-bedroom flats at first floor level, which fall 0.9sqm short. All units are designed to include bulk storage and 17 of the 19 units achieve dual or triple aspect, improving their outlook, daylight and sunlight and general amenity.
48. The flatted development relies on deck/gallery access at the upper storeys, but with the core being located centrally, each wing of the deck only serves two or three properties. This will limit any impacts on the privacy of occupiers as a result of people walking past windows. It is further noted that kitchens and bathrooms front on to the gallery as opposed to bedrooms or the living rooms.
49. All units are designed to achieve the optional M4(2) Building Regulations standards for Accessible and Adaptable dwellings, which is akin to the former Lifetime Homes standard. As noted above, 2 of the units will surpass this and be designed to achieve the M4(3) Wheelchair Accessible Standard, as well as adhering to the more onerous South East London Wheelchair Housing Design Guidance.

Amenity space and children's play

50. Every unit has access to a well proportioned terrace or garden. All three bedroom flats have access to a private amenity space well in excess of the 10sqm specified in the council's Residential Design Standards SPD. Two of the private gardens associated with the town houses are in excess of 50sqm, as advised in the SPD, whilst three of them are only 35sqm. Though the balconies of the smaller flats tend to fall below 10sqm, this is more than compensated for by the generous communal spaces provided as part of the scheme. The proposal would generate a requirement to provide 230sqm play space. The play area proposed is approximately 450sqm, and though this is a replacement of the existing play space, the uplift in quality will be sufficient to accommodate the additional demands of children residing in the new homes. The provision of amenity space and open space for residents and the wider community is an undoubted strength of the development.

Impact on trees

51. 17 trees around the perimeter of the site have been surveyed. Of those, 12 will be retained and protected during construction, the remaining 5 will be removed. Those to be lost are of varying quality. Five new trees are proposed as a result, 4 to be planted along the northern boundary of the new pedestrian link and 1 in the new play area fronting Daniel's Road. Since submission of the application, the building line of the residential terrace has been set back slightly to improve the footpath width adjacent to the two London Plane trees on Tappesfield Road and to provide additional separation between the canopies on these trees and the building line.
52. The council's urban forester has reviewed the planting proposals and whilst they are acceptable in principle, the overall landscaping incurs a net loss of 330cm in stem girth. In addition to the on-site planting, a financial contribution should be sought for off-site planting to fully compensate for this loss. Using the Capital Asset Value for Amenity Trees (CAVAT) methodology, a contribution of £6,600 is warranted and should be secured via unilateral undertaking. Further details of tree protection

measures to be undertaken during demolition and construction should be provided prior to the commencement of works on site.

Planning obligations (S.106 undertaking or agreement)

53. A unilateral undertaking will be required to secure the affordable housing units, to identify the relevant highways improvement works and to secure payments for off-site tree planting and to the council's carbon offset fund, as described in the relevant sections of the report.
54. Without planning obligations on affordable housing, highway improvements and financial payments for tree planting and the carbon off-set fund, the development would be contrary to policies 2.5 planning Obligations; 3.28 biodiversity; 4.4 affordable housing and 5.2 transport impacts of the Southwark Plan, policies SP6 Homes for people on different incomes and SP14 Implementation and Delivery of the Core Strategy 2011; policies 3.11 affordable housing targets, 5.2 minimising carbon dioxide emissions and 8.2 planning Obligations of the London Plan 2016, and Section 6 delivering a wide choice of high quality homes of the National Planning Policy Framework 2012.
55. In the event that unilateral agreement not been given by 30 April 2017 it is recommended that the Director of Planning refuses planning permission, if appropriate, for the following reason:

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

Sustainable development implications

Air quality

56. An air quality assessment has been prepared which assess the potential impacts on air quality during demolition, construction and on occupation. The assessment is prepared in accordance with Mayoral Guidance and suggests some mitigation techniques which are standard practice. The exposure to pollution for future residents would be at background levels and not require further mitigation.

Contamination

57. A Phase 1 desk-based survey and initial site investigations have been undertaken. The desk based surveys suggests that historic land uses in the area have been residential and, in the absence of manufacturing or industry, the risk of contamination is low. This is borne out by the site investigations, though an isolated incident of elevated lead concentrations was detected. Subject to a capping layer of imported topsoil being introduced to landscaped areas, the conclusions is that risks presented by contamination are low. A condition is proposed to confirm remediation measures and the procedure in the event that unanticipated contamination is discovered.

Ecology and biodiversity

58. London Plan policy 5.10 states that all major developments should incorporate green infrastructure and policies in the Core Strategy and PNAAP emphasise that the biodiversity of sites should be enhanced and new habitat created. In addition to the planting, boundary hedges and community garden, the proposal also incorporates a green roof in the flatted block. Details of the green roof specification are subject to a proposed planning condition. The council's ecologist has also recommended that a combination of bird boxes and bat bricks are incorporated within the development, with details of the locations and specifications secured by planning condition. The proposal has a clear benefit to the biodiversity value of the site.

Energy

59. London Plan policy 5.2 sets out that all major residential developments are required to use the energy hierarchy in order to reduce their regulated carbon dioxide emissions by 35% relative to a Building Regulations 2013. An energy assessment is provided to demonstrate that through the installation of photovoltaic panels on the roofs of both residential blocks, an annual saving of around 25% of regulated carbon emissions can be achieved. In accordance with Mayoral Guidance and the council's s106 and CIL SPD 2015, the shortfall in carbon reduction can be bridged via a payment to the council's carbon offset fund. A fee of £5,112 will be secured by way of a unilateral undertaking. There is no proposal at this time to connect the development to the wider communal heating scheme that serves the Baset Estate, but the report notes that the scheme could be adapted should the feasibility improve in the future.

Flood risk

60. The site is located in Flood Zone 1, at low risk of fluvial flooding from the River Thames. The proposal has been reviewed by the council's flood risk and drainage team who raise no concerns.

Other matters: Community Infrastructure Levy

61. The Localism Act 2011 states that 'local financial considerations' are material considerations in the determination of planning applications, though the amount of weight to attach is an issue for the decision maker. The delivery of new homes would normally be liable for both the Mayoral and Southwark CIL. The Mayoral CIL is levied in Southwark at £35 per sqm and Southwark CIL at £200 per sqm in this location, both charges are subject to indexation. This would give a notional Mayoral CIL liability of £60,464 and Southwark CIL liability of £297,484. However, affordable housing relief is available and in the event that planning permission is granted an application should be made to secure this prior to the commencement of development.

Conclusion on planning issues

62. The scheme would deliver high quality affordable homes in a generous landscape. Though the scheme would not provide private dwellings, the proposal specifically addresses an acute need for affordable homes identified in the council's housing market assessment and this is a significant material consideration. The buildings have been carefully designed to respect the amenity of neighbours, whilst also attempting to maximise the development potential of the site. It is considered that

the above proposal is consistent with the ambitions and policies of the development plan and that planning permission should be granted.

Community impact statement

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

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

Consultations

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

Consultation replies

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

66. The above assessment and resulting planning conditions/obligations also reflect feedback from the council's flood risk and drainage, design and conservation, environmental protection, highways and transport planning teams.

Human rights implications

67. 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.

68. This application has the legitimate aim of providing details of a proposed residential development. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2653-A Application file: 16/AP/4003 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 1249 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Michael Glasgow, Team Leader	
Version	Final	
Dated	15 February 2017	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director, 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	17 February 2017	

APPENDIX 1

Consultation undertaken

Site notice date: 01/11/2016

Press notice date: 13/10/2016

Case officer site visit date: n/a

Neighbour consultation letters sent: 21/10/2016

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

Environment Agency
London Fire & Emergency Planning Authority
London Underground Limited
Metropolitan Police Service (Designing out Crime)
Thames Water - Development Planning

Neighbour and local groups consulted:

52 Daniels Road London SE15 3LR	84 Tappesfield Road London SE15 3EZ
54 Daniels Road London SE15 3LR	86 Tappesfield Road London SE15 3EZ
56 Daniels Road London SE15 3LR	88 Tappesfield Road London SE15 3EZ
46 Daniels Road London SE15 3LR	78 Tappesfield Road London SE15 3EZ
48 Daniels Road London SE15 3LR	80 Tappesfield Road London SE15 3EZ
50 Daniels Road London SE15 3LR	82 Tappesfield Road London SE15 3EZ
58 Daniels Road London SE15 3LR	90 Tappesfield Road London SE15 3EZ
66 Daniels Road London SE15 3LR	98 Tappesfield Road London SE15 3EZ
68 Daniels Road London SE15 3LR	47 Tappesfield Road London SE15 3HD
70 Daniels Road London SE15 3LR	49 Tappesfield Road London SE15 3HD
60 Daniels Road London SE15 3LR	92 Tappesfield Road London SE15 3EZ
62 Daniels Road London SE15 3LR	94 Tappesfield Road London SE15 3EZ
64 Daniels Road London SE15 3LR	96 Tappesfield Road London SE15 3EZ
28 Daniels Road London SE15 3LR	56 Tappesfield Road London SE15 3EZ
30 Daniels Road London SE15 3LR	58 Tappesfield Road London SE15 3EZ
32 Daniels Road London SE15 3LR	60 Tappesfield Road London SE15 3EZ
22 Daniels Road London SE15 3LR	140 Tappesfield Road London SE15 3EZ
24 Daniels Road London SE15 3LR	52 Tappesfield Road London SE15 3EZ
26 Daniels Road London SE15 3LR	54 Tappesfield Road London SE15 3EZ
34 Daniels Road London SE15 3LR	62 Tappesfield Road London SE15 3EZ
40 Daniels Road London SE15 3LR	72 Tappesfield Road London SE15 3EZ
42 Daniels Road London SE15 3LR	74 Tappesfield Road London SE15 3EZ

44 Daniels Road London SE15 3LR
36 Daniels Road London SE15 3LR
38 Daniels Road London SE15 3LR
4 Daniels Road London SE15 3LR
103 Nunhead Grove London SE15 3LX
105 Nunhead Grove London SE15 3LX
107 Nunhead Grove London SE15 3LX
90 Nunhead Grove London SE15 3LS
92 Nunhead Grove London SE15 3LS
101 Nunhead Grove London SE15 3LX
109 Nunhead Grove London SE15 3LX
117 Nunhead Grove London SE15 3LX
119 Nunhead Grove London SE15 3LX
121 Nunhead Grove London SE15 3LX
111 Nunhead Grove London SE15 3LX
113 Nunhead Grove London SE15 3LX
115 Nunhead Grove London SE15 3LX
161 Nunhead Grove London SE15 3LS
163 Nunhead Grove London SE15 3LS
165 Nunhead Grove London SE15 3LS
72 Daniels Road London SE15 3LR
8 Daniels Road London SE15 3LR
159 Nunhead Grove London SE15 3LS
167 Nunhead Grove London SE15 3LS
84 Nunhead Grove London SE15 3LS
86 Nunhead Grove London SE15 3LS
88 Nunhead Grove London SE15 3LS
169 Nunhead Grove London SE15 3LS
76 Nunhead Grove London SE15 3LS
80 Nunhead Grove London SE15 3LS
20 Daniels Road London SE15 3LR
5 Salisbury Terrace London SE15 3HS
6 Salisbury Terrace London SE15 3HS
7 Salisbury Terrace London SE15 3HS
2 Salisbury Terrace London SE15 3HS
3 Salisbury Terrace London SE15 3HS
4 Salisbury Terrace London SE15 3HS
8 Salisbury Terrace London SE15 3HS
55 Barsest Road London SE15 3HW
57 Barsest Road London SE15 3HW
59 Barsest Road London SE15 3HW
9 Salisbury Terrace London SE15 3HS
51 Barsest Road London SE15 3HW
53 Barsest Road London SE15 3HW
50 Howbury Road London SE15 3HR
52 Howbury Road London SE15 3HR
54 Howbury Road London SE15 3HR
44 Howbury Road London SE15 3HR
46 Howbury Road London SE15 3HR
48 Howbury Road London SE15 3HR
56 Howbury Road London SE15 3HR
1 Salisbury Terrace London SE15 3HS
10 Salisbury Terrace London SE15 3HS
11 Salisbury Terrace London SE15 3HS
58 Howbury Road London SE15 3HR
76 Tappesfield Road London SE15 3EZ
64 Tappesfield Road London SE15 3EZ
68 Tappesfield Road London SE15 3EZ
70 Tappesfield Road London SE15 3EZ
83 Tappesfield Road London SE15 3HD
85 Tappesfield Road London SE15 3HD
87 Tappesfield Road London SE15 3HD
77 Tappesfield Road London SE15 3HD
79 Tappesfield Road London SE15 3HD
81 Tappesfield Road London SE15 3HD
89 Tappesfield Road London SE15 3HD
103 Barsest Road London SE15 3HE
105 Barsest Road London SE15 3HE
107 Barsest Road London SE15 3HE
91 Tappesfield Road London SE15 3HD
93 Tappesfield Road London SE15 3HD
101 Barsest Road London SE15 3HE
57 Tappesfield Road London SE15 3HD
59 Tappesfield Road London SE15 3HD
61 Tappesfield Road London SE15 3HD
51 Tappesfield Road London SE15 3HD
53 Tappesfield Road London SE15 3HD
55 Tappesfield Road London SE15 3HD
63 Tappesfield Road London SE15 3HD
71 Tappesfield Road London SE15 3HD
73 Tappesfield Road London SE15 3HD
75 Tappesfield Road London SE15 3HD
65 Tappesfield Road London SE15 3HD
67 Tappesfield Road London SE15 3HD
69 Tappesfield Road London SE15 3HD
138 Tappesfield Road London SE15 3EZ
Flat 1 43 Linden Grove SE15 3LW
Flat 2 43 Linden Grove SE15 3LW
Flat 3 43 Linden Grove SE15 3LW
7a Thorne Terrace Nunhead Grove SE15 3LN
63a Howbury Road London SE15 3HH
Buchan Tenants Hall Salisbury Terrace SE15 3HS
Flat 4 43 Linden Grove SE15 3LW
Flat 8 43 Linden Grove SE15 3LW
Flat 9 43 Linden Grove SE15 3LW
Flat 10 43 Linden Grove SE15 3LW
Flat 5 43 Linden Grove SE15 3LW
Flat 6 43 Linden Grove SE15 3LW
Flat 7 43 Linden Grove SE15 3LW
2a Thorne Terrace Nunhead Grove SE15 3LN
3 Thorne Terrace Nunhead Grove SE15 3LN
3a Thorne Terrace Nunhead Grove SE15 3LN
1 Thorne Terrace Nunhead Grove SE15 3LN
1a Thorne Terrace Nunhead Grove SE15 3LN
2 Thorne Terrace Nunhead Grove SE15 3LN
4 Thorne Terrace Nunhead Grove SE15 3LN
6 Thorne Terrace Nunhead Grove SE15 3LN
6a Thorne Terrace Nunhead Grove SE15 3LN
7 Thorne Terrace Nunhead Grove SE15 3LN
4a Thorne Terrace Nunhead Grove SE15 3LN

60 Howbury Road London SE15 3HR
62 Howbury Road London SE15 3HR
139 Linden Grove London SE15 3LP
141 Linden Grove London SE15 3LP
143 Linden Grove London SE15 3LP
133 Linden Grove London SE15 3LP
135 Linden Grove London SE15 3LP
137 Linden Grove London SE15 3LP
145 Linden Grove London SE15 3LP
16 Daniels Road London SE15 3LR
18 Daniels Road London SE15 3LR
2 Daniels Road London SE15 3LR
10 Daniels Road London SE15 3LR
12 Daniels Road London SE15 3LR
14 Daniels Road London SE15 3LR
107 Linden Grove London SE15 3LP
109 Linden Grove London SE15 3LP
111 Linden Grove London SE15 3LP
61 Barsest Road London SE15 3HW
63 Barsest Road London SE15 3HW
105 Linden Grove London SE15 3LP
113 Linden Grove London SE15 3LP
125 Linden Grove London SE15 3LP
129 Linden Grove London SE15 3LP
131 Linden Grove London SE15 3LP
115 Linden Grove London SE15 3LP
117 Linden Grove London SE15 3LP
119 Linden Grove London SE15 3LP
12 Machell Road London SE15 3XQ
14 Machell Road London SE15 3XQ
16 Machell Road London SE15 3XQ
106 Gibbon Road London SE15 3XL
108 Gibbon Road London SE15 3XL
10 Machell Road London SE15 3XQ
2 Machell Road London SE15 3XQ
41a Howbury Road London SE15 3HH
11a Buchan Road London SE15 3HQ
11b Buchan Road London SE15 3HQ
4 Machell Road London SE15 3XQ
6 Machell Road London SE15 3XQ
8 Machell Road London SE15 3XQ
98 Daniels Road London SE15 3NA
125 Gibbon Road London SE15 3XF
127 Gibbon Road London SE15 3XF
92 Daniels Road London SE15 3NA
94 Daniels Road London SE15 3NA
96 Daniels Road London SE15 3NA
129 Gibbon Road London SE15 3XF
137 Gibbon Road London SE15 3XF
139 Gibbon Road London SE15 3XF
141 Gibbon Road London SE15 3XF
131 Gibbon Road London SE15 3XF
133 Gibbon Road London SE15 3XF
135 Gibbon Road London SE15 3XF
96 Nunhead Grove London SE15 3LN
5 Thorne Terrace Nunhead Grove SE15 3LN
5a Thorne Terrace Nunhead Grove SE15 3LN
118 Tappesfield Road London SE15 3EZ
120 Tappesfield Road London SE15 3EZ
122 Tappesfield Road London SE15 3EZ
112 Tappesfield Road London SE15 3EZ
114 Tappesfield Road London SE15 3EZ
116 Tappesfield Road London SE15 3EZ
124 Tappesfield Road London SE15 3EZ
132 Tappesfield Road London SE15 3EZ
134 Tappesfield Road London SE15 3EZ
136 Tappesfield Road London SE15 3EZ
126 Tappesfield Road London SE15 3EZ
128 Tappesfield Road London SE15 3EZ
130 Tappesfield Road London SE15 3EZ
Flat 14 43 Linden Grove SE15 3LW
2b Machell Road London SE15 3XQ
Flat 1 23 Buchan Road SE15 3HQ
Flat 11 43 Linden Grove SE15 3LW
Flat 12 43 Linden Grove SE15 3LW
Flat 13 43 Linden Grove SE15 3LW
Flat 2 23 Buchan Road SE15 3HQ
106 Tappesfield Road London SE15 3EZ
108 Tappesfield Road London SE15 3EZ
110 Tappesfield Road London SE15 3EZ
100 Tappesfield Road London SE15 3EZ
102 Tappesfield Road London SE15 3EZ
104 Tappesfield Road London SE15 3EZ
54 Barsest Road London SE15 3HP
56 Barsest Road London SE15 3HP
58 Barsest Road London SE15 3HP
48 Barsest Road London SE15 3HP
50 Barsest Road London SE15 3HP
52 Barsest Road London SE15 3HP
60 Barsest Road London SE15 3HP
68 Barsest Road London SE15 3HP
70 Barsest Road London SE15 3HP
72 Barsest Road London SE15 3HP
62 Barsest Road London SE15 3HP
64 Barsest Road London SE15 3HP
66 Barsest Road London SE15 3HP
51 Howbury Road London SE15 3HH
53 Howbury Road London SE15 3HH
55 Howbury Road London SE15 3HH
45 Howbury Road London SE15 3HH
47 Howbury Road London SE15 3HH
49 Howbury Road London SE15 3HH
57 Howbury Road London SE15 3HH
42 Barsest Road London SE15 3HP
44 Barsest Road London SE15 3HP
46 Barsest Road London SE15 3HP
59 Howbury Road London SE15 3HH
61 Howbury Road London SE15 3HH
63 Howbury Road London SE15 3HH
25 Buchan Road London SE15 3HQ

98 Nunhead Grove London SE15 3LS
100 Nunhead Grove London SE15 3LS
121 Linden Grove London SE15 3LP
123 Linden Grove London SE15 3LP
127 Linden Grove London SE15 3LP
102 Nunhead Grove London SE15 3LS
82b Nunhead Grove London SE15 3LS
74a Nunhead Grove London SE15 3LS
86 Buchan Road London SE15 3HF
47 Linden Grove London SE15 3LW
74b Nunhead Grove London SE15 3LS
82a Nunhead Grove London SE15 3LS
16 Belvedere Mews London SE15 3LT
17 Belvedere Mews London SE15 3LT
18 Belvedere Mews London SE15 3LT
78a Nunhead Grove London SE15 3LS
78b Nunhead Grove London SE15 3LS
92a Nunhead Grove London SE15 3LS
45 Linden Grove London SE15 3LW
39b Howbury Road London SE15 3HH
2a Machell Road London SE15 3XQ
165a Nunhead Grove London SE15 3LS
6 Daniels Road London SE15 3LR
66 Tappesfield Road London SE15 3EZ
39a Howbury Road London SE15 3HH
90 Daniels Road London SE15 3NA
91 Nunhead Grove London SE15 3LX
93 Nunhead Grove London SE15 3LX
95 Nunhead Grove London SE15 3LX
85 Nunhead Grove London SE15 3LX
87 Nunhead Grove London SE15 3LX
89 Nunhead Grove London SE15 3LX
97 Nunhead Grove London SE15 3LX
104 Daniels Road London SE15 3NA
106 Daniels Road London SE15 3NA
108 Daniels Road London SE15 3NA
99 Nunhead Grove London SE15 3LX
100 Daniels Road London SE15 3NA
102 Daniels Road London SE15 3NA
129 Nunhead Grove London SE15 3LX
131 Nunhead Grove London SE15 3LX
133 Nunhead Grove London SE15 3LX
123 Nunhead Grove London SE15 3LX
125 Nunhead Grove London SE15 3LX
127 Nunhead Grove London SE15 3LX
135 Nunhead Grove London SE15 3LX
79 Nunhead Grove London SE15 3LX
81 Nunhead Grove London SE15 3LX
83 Nunhead Grove London SE15 3LX
137 Nunhead Grove London SE15 3LX
139 Nunhead Grove London SE15 3LX
77 Nunhead Grove London SE15 3LX
142 Daniels Road London SE15 3NA
144 Daniels Road London SE15 3NA
74 Daniels Road London SE15 3NA
3 Buchan Road London SE15 3HQ
5 Buchan Road London SE15 3HQ
17 Buchan Road London SE15 3HQ
19 Buchan Road London SE15 3HQ
21 Buchan Road London SE15 3HQ
7 Buchan Road London SE15 3HQ
36 Howbury Road London SE15 3HR
38 Howbury Road London SE15 3HR
40 Howbury Road London SE15 3HR
9 Buchan Road London SE15 3HQ
32 Howbury Road London SE15 3HR
34 Howbury Road London SE15 3HR
80 Barset Road London SE15 3HP
82 Barset Road London SE15 3HP
84 Barset Road London SE15 3HP
74 Barset Road London SE15 3HP
76 Barset Road London SE15 3HP
78 Barset Road London SE15 3HP
86 Barset Road London SE15 3HP
1 Buchan Road London SE15 3HQ
13 Buchan Road London SE15 3HQ
15 Buchan Road London SE15 3HQ
88 Barset Road London SE15 3HP
90 Barset Road London SE15 3HP
92 Barset Road London SE15 3HP
43 Howbury Road London SE15 3HH
141 Barset Road London SE15 3HE
143 Barset Road London SE15 3HE
145 Barset Road London SE15 3HE
135 Barset Road London SE15 3HE
137 Barset Road London SE15 3HE
139 Barset Road London SE15 3HE
147 Barset Road London SE15 3HE
155 Barset Road London SE15 3HE
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151 Barset Road London SE15 3HE
153 Barset Road London SE15 3HE
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131 Barset Road London SE15 3HE
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125 Barset Road London SE15 3HE
127 Barset Road London SE15 3HE
95 Barset Road London SE15 3HE
97 Barset Road London SE15 3HE
99 Barset Road London SE15 3HE

136 Daniels Road London SE15 3NA
138 Daniels Road London SE15 3NA
140 Daniels Road London SE15 3NA
76 Daniels Road London SE15 3NA
84 Daniels Road London SE15 3NA
86 Daniels Road London SE15 3NA
88 Daniels Road London SE15 3NA
78 Daniels Road London SE15 3NA
80 Daniels Road London SE15 3NA
82 Daniels Road London SE15 3NA
116 Daniels Road London SE15 3NA
118 Daniels Road London SE15 3NA
120 Daniels Road London SE15 3NA
110 Daniels Road London SE15 3NA
112 Daniels Road London SE15 3NA
114 Daniels Road London SE15 3NA
122 Daniels Road London SE15 3NA
130 Daniels Road London SE15 3NA
132 Daniels Road London SE15 3NA
134 Daniels Road London SE15 3NA
124 Daniels Road London SE15 3NA
126 Daniels Road London SE15 3NA
128 Daniels Road London SE15 3NA
42 Howbury Road London SE15 3HR
89 Barseet Road London SE15 3HE
91 Barseet Road London SE15 3HE
93 Barseet Road London SE15 3HE
46 Buchan Road London SE15 3HF
88 Buchan Road London SE15 3HG
90 Buchan Road London SE15 3HG
41b Howbury Road London SE15 3HH
48 Buchan Road London SE15 3HF
50 Buchan Road London SE15 3HF
52 Buchan Road London SE15 3HF
69 Barseet Road London SE15 3HE
71 Barseet Road London SE15 3HE
73 Barseet Road London SE15 3HE
161 Barseet Road London SE15 3HE
65 Barseet Road London SE15 3HE
67 Barseet Road London SE15 3HE
75 Barseet Road London SE15 3HE
83 Barseet Road London SE15 3HE
85 Barseet Road London SE15 3HE
87 Barseet Road London SE15 3HE
77 Barseet Road London SE15 3HE
79 Barseet Road London SE15 3HE
81 Barseet Road London SE15 3HE
69a Avondale Rise Peckham SE15 4AJ
70 Daniels Road Nunhead SE15 3LR

Re-consultation: n/a

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

London Underground Limited
Metropolitan Police Service (Designing out Crime)
Thames Water - Development Planning

Neighbours and local groups

130 Tappesfield Road London SE15 3EZ
14 Daniels Road London SE15 3LR
155 Barseet Road London SE15 3HE
36 Daniels Road London SE15 3LR
52 Howbury Road London SE15 3HR
53 Barseet Road London SE15 3HW
66 Daniels Road London SE15 3LR
69a Avondale Rise Peckham SE15 4AJ
70 Daniels Road London SE15 3LR
70 Daniels Road Nunhead SE15 3LR