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**RECOMMENDATION**


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

<b>Applicant</b>	Ms Tara Kelly Southwark Council	<b>Reg. Number</b>	17/AP/0671
<b>Application Type</b>	Full Planning Application	<b>Case Number</b>	TP/2339-A
<b>Recommendation</b>	Grant permission		

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**Draft of Decision Notice**


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**Planning Permission was GRANTED for the following development:**

Remediation of the site ("Area B") to bring into use for burials. Works include the removal of redundant hard standing; reconfiguration of existing parking facilities and maintenance depot; new footpaths, access routes and fencing; drainage improvements incorporating swales and french drains; comprehensive soft landscaping and ecological improvements, limited tree relocation and removal.

**At:** CEMETERY LODGE, CAMBERWELL NEW CEMETERY, BRENCHLEY GARDENS, LONDON SE23 3RD

**In accordance with application received on** 20/02/2017

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

6662-LD-PLN-001/Issue B, 6662-LD-PLN-005/Issue C, 6662-LD-PLN-051/Issue B, 6662-LD-PLN-052/Issue B, 6662-LD-PLN-053/Issue B, 6662-LD-PLN-054/Issue B, 6662-LD-PLN-100/Issue B, 6662-LD-PLN-110/Issue B, 6662-LD-PLN-120/Issue B, 6662-LD-PLN-125/Issue C, 6662-LD-PLN-130/Issue C, 6662-LD-PLN-200/Issue C, 6662-LD-PLN-210/Issue C, 6662-LD-PLN-300/Issue C, 6662-LD-PLN-310/Issue C, 6662-LD-PLN-400/Issue C, 6662-LD-PLN-410/Issue C, 6662-LD-PLN-600/Issue B, 6662-LD-PLN-601/Issue B, 6662-LD-PLN-610/Issue B

Supporting documents

Design and access statement (Ref:6662/vD)(LUC, February 2017)  
Preliminary ecological survey (Salix Ecology, May 2016)  
Reptile survey (Salix Ecology, May 2016)  
Bat survey (Salix Ecology, May 2016)  
Flood risk assessment (Ref: 315701/Issue 1)(Frankham, 7 April 2016)  
Drainage strategy (Frankham, February 2017)  
CCTV drainage survey (Ref: 298038/v1)(CET, October 2016)  
Ground investigation report - Review (Ref: 241002)(CET, March 2016)  
Ground investigation report - Supplementary investigation(Ref: 241002/v0)(CET, May 2016)  
Consultation report (Westco, October 2016)

**Subject to the following ten conditions:****Time limit for implementing this permission and the approved plans**

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

6662-LD-PLN-010/Issue D, 6662-LD-PLN-100/Issue B, 6662-LD-PLN-120/Issue B, 6662-LD-PLN-125/Issue C, 6662-LD-PLN-130/Issue C, 6662-LD-PLN-200/Issue C, 6662-LD-PLN-210/Issue C, 6662-LD-PLN-300/Issue C, 6662-LD-PLN-310/Issue C, 6662-LD-PLN-400/Issue C, 6662-LD-PLN-410/Issue C, 6662-LD-PLN-600/Issue B, 6662-LD-PLN-601/Issue B, 6662-LD-PLN-610/Issue B

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 Notwithstanding the fencing details presented on approved plan 6662-LD-PLN-130/Issue C, a reptile barrier will be attached to the bottom of the heras fencing to be installed on the eastern boundary of the site and this fencing shall be installed prior to the commencement of works hereby granted.

**Reason**

In order to ensure adequate protection for reptiles that have been discovered on the embankment to the east of the site as per the recommendations of the approved preliminary ecological survey and reptile survey and in accordance with saved policy 3.28 'Biodiversity' of the Southwark Plan (2007), Policy 19 'Open Space and Sites of Importance for Nature Conservation' of the Peckham and Nunhead Area Action Plan (2014), Strategic Policy 11 'Open Spaces and Wildlife' of the Core Strategy (2007), Policy 7.19 'Biodiversity and Access to Nature' of the London Plan (2016) and guidance in the National Planning Policy Framework (2012).

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

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

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

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

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

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

**Reason**

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

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

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

consent to any variation.

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

- 6
- a) Prior to the commencement of any development a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
  - b) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.
  - c) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing.

#### Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

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

- 7
- Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

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

#### Reason

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

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

- 8
- In accordance with the approved drainage strategy, the two attenuation tanks will be installed to ensure that

surface water drainage from the site is restricted to a runoff rate of 5l/s. The attenuation tanks will be sized to accommodate the 100 year rainfall event plus a 20% allowance for climate change.

Reason:

To prevent the increased risk of flooding and to improve water quality in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water of the Southwark Plan 2007.

**Other condition(s)** - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 9 Within 6 months of implementation, details of the means of enclosure for all site boundaries including hedges, fences and gates 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. Boundary treatments will be installed in accordance with any approval given.

Reason

In the interests of visual amenity, biodiversity, security and in order to demonstrate that the openness of the Metropolitan Open Land is maintained 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, 3.13 Urban design, 3.25 Metropolitan Open Land and 3.28 Biodiversity of the Southwark Plan 2007.

- 10 Within 6 months of the implementation of the permission hereby granted, full details of the range of measures to be undertaken to mitigate any impact(s) on and otherwise enhance the biodiversity and habitat value of the site shall be submitted to and approved in writing by the local planning authority. In line with the recommendations of the approved ecological surveys and as identified on approved plan 6662-LD-PLN-410/Issue C these measures should include as a minimum:

The installation of new native hedge rows along the existing access to the west, on the perimeter of the site compound and along the new footpath to the east of the site;

The installation of 3x new swales;

The installation of 1x new pond;

The installation of 3x bird boxes and 2x bat boxes in the southern woodland edge;

The installation of 5x woodpiles within the southern woodland edge;

The installation of 2x new reptile hibernacula and 5x rock piles in the grassland habitat to the east of the site;

Details of the management of non-native invasive species.

The full range of measures will be completed within 18 months of implementation unless otherwise agreed in writing with the local planning authority.

Reason:

To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with saved policy 3.28 of the Southwark Plan (2007), Policy 19 of the Peckham and Nunhead Area Action Plan (2014) and Strategic Policy 11 of the Core Strategy (2011).

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

The pre-application service was used for this application and the advice given was followed.

### **Informative**

A remediation strategy based on the tentatively proposed remediation strategy set out in 'SUPPLEMENTARY GENERIC RISK ASSESSMENT Of CAMBERWELL NEW CEMETERY, AREA B', issue 1 Final, dated May 2016 and submitted in support of the application, is likely to be broadly acceptable, but will be expected to contain details of quantities of material to be removed, and the locations and methodology.

Risks from land contamination to workers on site, especially to grave diggers, are expected to be managed down to acceptable levels by appropriate risk assessments and operating procedures, including appropriate training and use of PPE.