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Item No. 7.1	Classification: OPEN	Date: 4 March 2020	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 19/AP/5692 for: Full Planning Application Address: PECKHAM RYE PARK AND COMMON, HOMESTALL ROAD, LONDON SOUTHWARK Proposal: Proposed landscape and environmental improvements with public access improvements and the construction of 2 x shallow embankments along the length of the northern and western boundaries of the common and park, associated underground drainage chambers.		
Ward(s) or groups affected:	Peckham Rye		
From:	Director of Planning		
Application Start Date 07/10/2019		Application Expiry Date 23/03/2020	
Earliest Decision Date 14/11/2019			

RECOMMENDATION

1. That planning permission is granted.

BACKGROUND INFORMATION

Site location and description

2. The application site is within Peckham Rye Park and Common predominantly along the western boundary of the park, adjacent to Peckham Rye, as well as the areas of the park to the north of East Dulwich Road.
3. The site is subject to the following designations:
 - Metropolitan Open Land (MOL)
 - Site of Importance for Nature Conservation (SINC)
 - Green Chain Park
 - Air Quality Management Area
 - Peckham and Nunhead Action Area
 - Grade II listed Park and Garden (Peckham Rye Park)
4. The Gardens Conservation Area is located to the west of the application site. There are no listed buildings on the site, although Numbers 156 and 158 Peckham Rye, Numbers 160 and 162 Peckham Rye (The British Red Cross Society) and Number 200 Peckham Rye are Grade II listed buildings. Peckham Rye Park is also a Grade II listed park.

Details of proposal

5. This application has been submitted by the council's Flood Risk and Drainage Team. The aim of the scheme is to alleviate flood risk in Peckham Rye Park and Common and for the surrounding properties to the north by collecting surface water flowing north along the course of the 'lost' River Peck and discharging the collected flow, whilst simultaneously providing improvements to the existing landscaping and biodiversity. This would attenuate flood risks downstream in a 1 in 75 year event.
6. The Peckham and Nunhead Community Council Area Action Plan within the Local Flood Risk Management Strategy 2015 states that 'flood storage in Peckham Rye Common and Peckham Rye Park will provide an opportunity to enhance the quality and use of the area whilst reducing flood risk'. The proposed development would facilitate this aim within the Local Flood Risk Management Strategy.
7. The proposed drainage works include:
 - Creation of a southern bund and a northern bund for storage; the southern bund is to be located within the Grade II listed Peckham Rye Park;
 - Installation of two below ground drainage chambers and flow control devices at/or near the lowest point of their respective storage areas.
 - Installation of 300mm diameter pipes to connect the proposed drainage chambers to the existing Thames Water combined sewer.
8. The proposed landscaping and biodiversity works include:
 - Enhancement of the green space immediately north of East Dulwich Road with planting.
 - Improvements to the existing connections through the park and provision of safer road crossings.
 - Ecological enhancement through using native plant species.
 - Improvements to the historic 'Donkey Ride' area along East Dulwich Road.
 - Provision of education boards and environmental enhancements along the Lost River Peck.
 - Improvements to local air quality and visual amenity through enhanced planting to the edges of the park.

Planning history

9. There is an extensive planning history within Peckham Rye Park and Common, including the construction of a café, public toilets and a playground; however, there is no relevant planning history relating to an application for flood alleviation measures.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

10. The main issues to be considered in respect of this application are:
 - a) Principle of development
 - b) Impact of proposed development on amenity of adjoining occupiers and park users
 - c) Environmental Impact Assessment (EIA)
 - d) Environmental considerations
 - e) Trees and landscaping

Adopted planning policy

National Planning Policy Framework (NPPF)

11. The revised National Planning Policy Framework ('NPPF') was published in February 2019 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.
12. Paragraph 212 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

Chapter 2 Achieving sustainable development

Chapter 8 Promoting healthy and safe communities

Chapter 12 Achieving well-designed places

Chapter 13 Protecting Green Belt land

Chapter 14 Meeting the challenge of climate change, flooding and coastal change

Chapter 15 Conserving and enhancing the natural environment

London Plan 2016

13. The London Plan is the regional planning framework and was adopted in 2016. The relevant policies of the London Plan 2016 are:

Policy 5.12 Flood risk management

Policy 5.13 Sustainable drainage

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.17 Metropolitan open land

Policy 7.18 Protecting open space and addressing deficiency

Policy 7.19 Biodiversity and access to nature

Policy 7.21 Trees and woodland

Core Strategy 2011

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

Strategic Policy 1 Sustainable development

Strategic Policy 4 Places for learning, enjoyment and healthy lifestyles

Strategic Policy 11 Open spaces and wildlife

Strategic Policy 12 Design and conservation

Strategic Policy 13 High environmental standards

Southwark Plan 2007 (saved policies)

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

Policy 3.2 Protection of amenity
Policy 3.12 Quality in design
Policy 3.13 Urban design
Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites
Policy 3.25 Metropolitan open land (MOL)
Policy 3.28 Biodiversity
Policy 3.31 Flood defences

Draft New London Plan

16. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2 March 2018. Minor suggested changes to the plan were published on 13 August 2018 and an Examination in Public (EIP) began on 15 January 2019 and closed in May 2019.
17. The Inspector's report and Panel Recommendations were issued to the Mayor of London in October 2019. The Mayor then issued his intentions to publish the London Plan along with a statement of reasons for not including all of the Inspector's recommendations to the Secretary of State. The Secretary of State will respond to the Mayor, due before 17 February 2020. Until the London Plan reaches formal adoption it can only be attributed limited weight.

New Southwark Plan

18. For the last 5 years the council has been preparing the New Southwark Plan (NSP) which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. The council concluded consultation on the Proposed Submission version (Regulation 19) on 27 February 2018. The New Southwark Plan Proposed Submission Version: Amended Policies January 2019 consultation closed in May 2019.
19. The New Southwark Plan Submission Version – Proposed Modifications for Examination was submitted to the Secretary of State in January 2020 for Local Plan Examination. It is anticipated that the plan will be adopted in late 2020 following an Examination in Public (EIP). As the NSP is not yet adopted policy, it can only be attributed limited weight. Nevertheless paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

Consultations

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

Summary of consultation responses from internal, statutory and non-statutory consultees

21. Flood Risk Team – The local area is at high risk of surface water flooding. The proposal would reduce the risk of flooding to local properties and free up capacity in the sewer network. Improvements to biodiversity and public access are also welcomed.

Ecology – Satisfied with the Ecological Walk-Over Study. Recommend a condition to ensure the measures for mitigation of impact and enhancement of biodiversity are implemented.

Tree Officer – Satisfied that the proposed bunds would not encroach on tree protection areas. Recommend a hard and soft landscaping condition which includes the replacement tree planting within the red line boundary of the site.

Summary of public consultation responses

22. 1 public comment has been received in support of the application. The comment raised concerns regarding the clarity of the plans. Officers are satisfied that revised plans which have since been submitted clearly detailed the proposals.
23. The Gardens Trust were consulted and do not wish to comment on the application.
24. It is also noted that there has been extensive consultation with the Friends of Peckham Rye Park in developing the scheme, including several design workshops.

Principle of development

25. The proposed development would involve flood alleviation works to Peckham Rye Park and Common through the creation of two storage areas and the installation of drainage chambers and flow control devices near the lowest point of their respective storage areas. The proposal would also include a landscaping scheme which would enhance the green space and as such, would be a public benefit. The proposal would not involve any alterations to the established land use of the site. The principle of development in land use terms is therefore supported.
26. The application site falls within Metropolitan Open Land (MOL) designation and accordingly, any development must comply with the requirements of Policy 7.17 of the London Plan and Saved Policy 3.25 of the Southwark Plan. Policy 3.25 of the Southwark Plan states that within MOL, planning permission will only be permitted for appropriate development which is considered to be the following purposes:
 - i) Agriculture and forestry; or
 - ii) Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL; or
 - iii) Extension of or alteration to an existing dwelling, provided that it does not result in disproportionate additions over and above the size of the original building; or
 - iv) Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.

This is also carried forward within emerging draft Policy P56 of the draft New Southwark Plan.

27. The proposal would not involve any significant development works or structures which would retract from the openness of the MOL. The purpose of the proposal is to enhance the open space through landscaping improvement works; the proposed bunds would be incorporated into the landscaping improvement works. It is therefore deemed that the proposal would comply with the development plan policies seeking to protect MOL in this regard.
28. Policy 7.17 of the London Plan states that the strongest protection should be given to London's MOL and inappropriate development should be refused, giving the same level of protection as the Green Belt. Taking this into consideration, Paragraph 146 of the NPPF states that the following forms of development are not inappropriate in the Green Belt:

- a) Mineral extraction;
 - b) Engineering operations;
 - c) Local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - d) The re-use of buildings provided that the buildings are of permanent and substantial construction;
 - e) Material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
 - f) Development brought forward under a Community Right to Build Order or Neighbourhood Development Order.
29. The proposed development is an engineering operation and as such, the principle of such development is considered acceptable.
30. The application site also falls within a Site of Importance for Nature Conservation (SINC). Saved Policy 3.28 of the Southwark Plan states that development will not be permitted which would damage the nature conservation value of Sites of Importance for Nature Conservation (SINC) and that where, exceptionally, such developments are permitted, the council will seek mitigation and/or compensation for the damage to biodiversity. The scope of the proposed works would not adversely impact on the nature conservation value of the site; the applicant has submitted an Ecological Walk-Over Study also identifying measures for the mitigation of impact and enhancement of biodiversity. It is therefore considered that the proposed development would not adversely impact on the SINC and that the principle of development is acceptable in this regard.

Impact of proposed development on amenity of adjoining occupiers and users of the park

31. The proposed development would be limited to Peckham Rye Park and Common itself and as such, would not directly impact on the properties surrounding the park.
32. The proposed works would improve entrances to the site and make the green space more attractive. The locations of the proposed northern and southern bunds have been selected to provide sufficient storage volume whilst not affecting any of the existing paths and structures or harming any existing trees or ecological assets. The existing access routes throughout the common would therefore be maintained and an additional disabled access point is proposed at the north west entrance of the park.
33. The flood alleviation scheme would also help to contain the potential flooding extent to certain zones and therefore improve the access routes for users. Accordingly, the proposed works would significantly improve the usability of the open space and this can therefore be considered a public benefit.

Environmental Impact Assessment (EIA)

34. The proposal is for development that is referred to in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (amended 2018). It is however considered that the potential impact would not be of more than local significance and would not give rise to significant adverse environmental impacts. As such, it is concluded that the proposed development would not be an EIA development.

Environmental considerations

Ecology

35. An Ecological Walk-Over Survey was undertaken to support this application; this sets out measures for the mitigation of impact and enhancement of biodiversity. In line with this, a condition is recommended to ensure that such measures are implemented prior to the development being first brought into use. The mitigation measures are specifically to include native planting, dead wood and 10 nesting and roosting boxes.

Flood Risk

36. The purpose of this proposed development is to improve flooding within Peckham Rye Park and Common. The site is located in Flood Zone 1 which is at very low risk from tidal or fluvial flooding, however the local area is at high risk of surface water flooding. The current infiltration rates are very low as most of the soil is identified as clay, meaning the surface runoff tends to flow through the site along the path of the Lost River Peck.
37. The proposed scheme would make use of the available land in the park to attenuate surface water runoff and protect over 100 properties to the north of the site, particularly along Peckham Rye, Rye Lane and Copeland Road, as well as smaller surrounding roads, in a 1 in 75 year event by using Sustainable Urban Drainage Systems to temporarily hold back surface water during storm events. This would be achieved by installing a northern bund and southern bund; the stored water would then be discharged to nearby combined sewers at rates lower than the identified Greenfield runoff rate for the site.
38. It is deemed that the proposed flood alleviation works would significantly reduce flood risk within Peckham Rye Park and Common and in turn would improve the usability of the site. This is therefore supported.

Trees and landscaping

39. The proposed development would include two large bunds; one would be to the north of the site bound, by East Dulwich Road and Peckham Rye, and one would be to the south of the site, opposite Friern Road. These would be of a minimal scale and would range from 35cm to 1.1m in height and up to 7m in depth. The scheme would also incorporate significant landscaping enhancements in the form of biodiversity improvements to the north of East Dulwich Road, bulb planting to the middle of the site and buffer planting to the south of the proposed southern mound.
40. The area to north of East Dulwich Road would benefit from seasonal flowering planting and natural play areas, whilst the southern pavement along East Dulwich Road would benefit from permeable paving adjacent to the proposed mound. A ramp is also proposed to improve access and would connect the park entrance to the existing park pathway; this would only rise to a height of 0.40 metres.
41. The proposed landscaping is considered appropriate to the character of the area and would enhance the visual amenity of Peckham Rye Park and Common, as well as the biodiversity on the site.
42. The proposed development would result in the removal of 12 trees; all trees to be removed are Category U trees (some of which are stumps) and are therefore of very limited value as they are not expected to live more than 10 years. Subsequent mitigation for this loss would be provided within the red line boundary of the site. This is to be secured via the recommended hard and soft landscaping condition. Furthermore, the proposed bunds would be set at a minimum distance of 0.5m from

the root protection areas of the most significant trees. Notwithstanding this, a condition has been recommended for an Arboricultural Method Statement to be submitted to ensure that existing trees are not damaged. It is therefore deemed that the proposal would not cause any significant adverse impacts on the existing trees within the site.

Historical and cultural benefits

43. The proposed development would include the provision of a sequence of education boards providing information and associated environmental enhancements on the Lost River Peck, which runs through the middle of Peckham Rye and Common.
44. The Friends of Peckham Rye Park and Common are supportive of the proposal to provide historical and cultural information for users regarding the Lost River Peck. The detailed design of this project will therefore be developed further with stakeholders, in particular the Friends, to incorporate the history of the site and create a beneficial scheme for visitors.

Conclusion on planning issues

45. The proposed development would involve flood alleviation works to Peckham Rye Park and Common, as well as landscaping and biodiversity improvements. The principle of such development on MOL is considered acceptable as the proposed works can be considered engineering operations and would not retract from the openness of the area. Furthermore, the proposal would not adversely impact on the amenity of adjoining occupiers or users of the park and would provide a public benefit by improving its usability. Properties to the north of Peckham Rye Park and Common would be protected in a 1 in 75 year event as a result of the proposal.
46. The application is therefore recommended for approval, subject to the recommended conditions.

Community impact statement / Equalities Assessment

47. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three “needs” which are central to the aims of the Act:
 - a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
 - b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
 - c) The need to foster good relations between persons who share a relevant protected

characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

48. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
49. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
50. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application. No matters pertaining to the impact of this development on people with protected characteristics have been raised through the consultation and no impact above in that detailed above in the 'planning assessment' is expected.
51. Throughout the consultation process no information was received to indicate that any members of the public falling under the protected characteristics would be affected by the development, and thus no specific mitigation measures are required in this regard.

Human rights implications

52. 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.
53. This application has the legitimate aim of providing improvement works to Peckham Rye Park and Common. 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 2614-B Application file: 19/AP/5692 Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Abbie McGovern, Planning Officer	
Version	Final	
Dated	16 January 2020	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		21 February 2020

Consultation undertaken

Site notice date: 17/10/2019

Press notice date: n/a

Case officer site visit date: 17/10/2019

Neighbour consultation letters sent:

n/a

Internal services consulted

Flood Risk Management & Urban Drainage

Ecology

Urban Forester

Parks & Cemeteries

Statutory and non-statutory organisations

n/a

Neighbour and local groups consulted:

The Peckham Society

The Garden Society

Re-consultation:

n/a

APPENDIX 2

Consultation responses received

Internal services

Flood Risk Management & Urban Drainage
Ecology
Tree Officer

Statutory and non-statutory organisations

n/a

Neighbour and local groups

140 Peckham Rye London SE22 9QH
The Garden Society

Relevant planning history

There is an extensive planning history within Peckham Rye Park and Common, including the construction of a café, public toilets and a playground; however, there is no relevant planning history relating to an application for flood alleviation measures.

APPENDIX 4

RECOMMENDATION

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

Applicant	Mr John Kissi London Borough of Southwark	Reg. Number	19/AP/5692
Application Type	Local Authority Development	Case Number	2614-B
Recommendation	Granted		

Draft of Decision Notice

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

Proposed landscape and environmental improvements with public access improvements and the construction of 2 x shallow embankments along the length of the northern and western boundaries of the common and park, associated underground drainage chambers

Peckham Rye Park And Common, Homestall Road, London, Southwark

In accordance with application received on 4 October 2019

and Applicant's Drawing Nos.:

Proposed Plans

Planning Application Site Definition Plan 60430773/C0020/001/1 Rev 1 17.10.18
Planning Application Site Definition Plan 60430773/C0020/001/2 Rev 1 17.10.18
Work Location Plan Map 001 Rev 0 07.05.19
South Check Dam General Arrangement 60430773/C0020/DR/003 Rev 3 14.02.2020
North Bund Outline General Arrangement and Disabled Access 60430773/C0020/DR/003 Rev 3 14.2.2020
Sections and Disabled Access Profile 60430773/C0020/DR/004 Rev 1 05.11.18
Drainage Chambers Outline Design 60430773/C0020/DR/005 Rev 1 06.11.18

Other Documents

Design and Access Statement Peckham Rye Common Flood Alleviation Scheme London Borough of Southwark 60430773/C0020 18.02.19
Ecological Walk-Over Survey Betts Ecology and Estates October 2018
Arboricultural Constraints Advice Hallwood Associates October 2018
Request for Environmental Impact Assessment Screening Opinion for the Peckham Rye Common Flood Alleviation Scheme AECOM 15.02.2019
Arboricultural Impact Assessment HWA10161_APIII 27.01.2020
Existing Photographs
Artist Impression Images
Masterplan Image

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

Planning Application Site Definition Plan 60430773/C0020/001/1 Rev 1 17.10.18
Planning Application Site Definition Plan 60430773/C0020/001/2 Rev 1 17.10.18
South Check Dam General Arrangement 60430773/C0020/DR/003 Rev 3 14.02.2020
North Bund Outline General Arrangement and Disabled Access 60430773/C0020/DR/003
Rev 3 14.2.2020
Sections and Disabled Access Profile 60430773/C0020/DR/004 Rev 1 05.11.18
Drainage Chambers Outline Design 60430773/C0020/DR/005 Rev 1 06.11.18

Reason:

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

Time limit for implementing this permission and the approved plans

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

Reason:

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

Permission is subject to the following Pre-Commencements Condition

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

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

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

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

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

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted 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 avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2019, Policies 11 Open Spaces and Wildlife, SP12 Design and Conservation, SP13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity, 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of the Southwark Plan 2007.

Permission is subject to the following Grade Condition

4. Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme including replacement tree planting and 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), 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 2019, Strategic Policies 11 Open Spaces and Wildlife, 12 Design and Conservation and 13 High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity, 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of the Southwark Plan 2007.

Permission is subject to the following Pre-Occupation Condition

5. The following measures for the mitigation of impact and enhancement of biodiversity, set out in the Ecological Walk-Over Study, will be implemented in full prior to the new development being first brought into use, or in accordance with the timetable detailed in the approved scheme.

- Native planting
- Dead wood
- 10 nesting and roosting boxes

Reason:

To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with the National Planning Policy Framework, Policy 3.28 Biodiversity of the Southwark Plan 2007 and Strategic Policy 11 Open Spaces and Wildlife of the Southwark Core Strategy 2011.