

Planning Committee

Thursday 23 April 2015

6.00 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Membership

Councillor Nick Dolezal (Chair)
Councillor Maisie Anderson
Councillor Sarah King
Councillor Hamish McCallum
Councillor Darren Merrill (Vice-Chair)
Councillor Michael Mitchell
Councillor Jamille Mohammed
Councillor Adele Morris

Reserves

Councillor James Barber
Councillor Stephanie Cryan
Councillor Catherine Dale
Councillor Tom Flynn
Councillor Jane Lyons
Councillor Martin Seaton

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

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Access

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Contact

Everton Roberts on 020 7525 7221 or email: everton.roberts@southwark.gov.uk
Webpage: <http://www.southwark.gov.uk>

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 15 April 2015



Planning Committee

Thursday 23 April 2015

6.00 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Order of Business

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	PART A - OPEN BUSINESS	
	PROCEDURE NOTE	
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	DEVELOPMENT MANAGEMENT	3 - 6
5.1.	AYLESBURY ESTATE, LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, WESTMORELAND ROAD AND BRADENHAM CLOSE, LONDON SE17 (APPLICATION 14/AP/3843)	7 - 114

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5.1.	AYLESBURY ESTATE, LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, BAGSHOT STREET, ALVEY STREET, EAST STREET AND DAWES STREET, LONDON SE17 (APPLICATION 14/AP/3844)	115 - 226

ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

PART B - CLOSED BUSINESS

ANY OTHER CLOSED BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

Date: 15 April 2015



PLANNING COMMITTEE

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the committee.
3. Your role as a member of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the committee will then debate the application and consider the recommendation.

Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.

Note: Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report.

6. This is a council committee meeting, which is open to the public and there should be no interruptions from the audience.

7. No smoking is allowed at committee and no recording is permitted without the consent of the meeting on the night, or consent in advance from the chair.

The arrangements at the meeting may be varied at the discretion of the chair.

Contacts: The Head of Development Management
Planning Section, Chief Executive's Department
Tel: 0207 525 5437; or

Planning Committee Clerk, Constitutional Team
Corporate Strategy, Chief Executive's Department
Tel: 0207 525 7221

Item No. 5.	Classification: Open	Date: 23 April 2015	Meeting Name: Planning Committee
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
 - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
 - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
 - c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

12. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the head of development management shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the head of development management is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of legal services, and which is satisfactory to the head of development management. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of legal services. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is

contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).

15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
 - a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

18. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

BACKGROUND DOCUMENTS

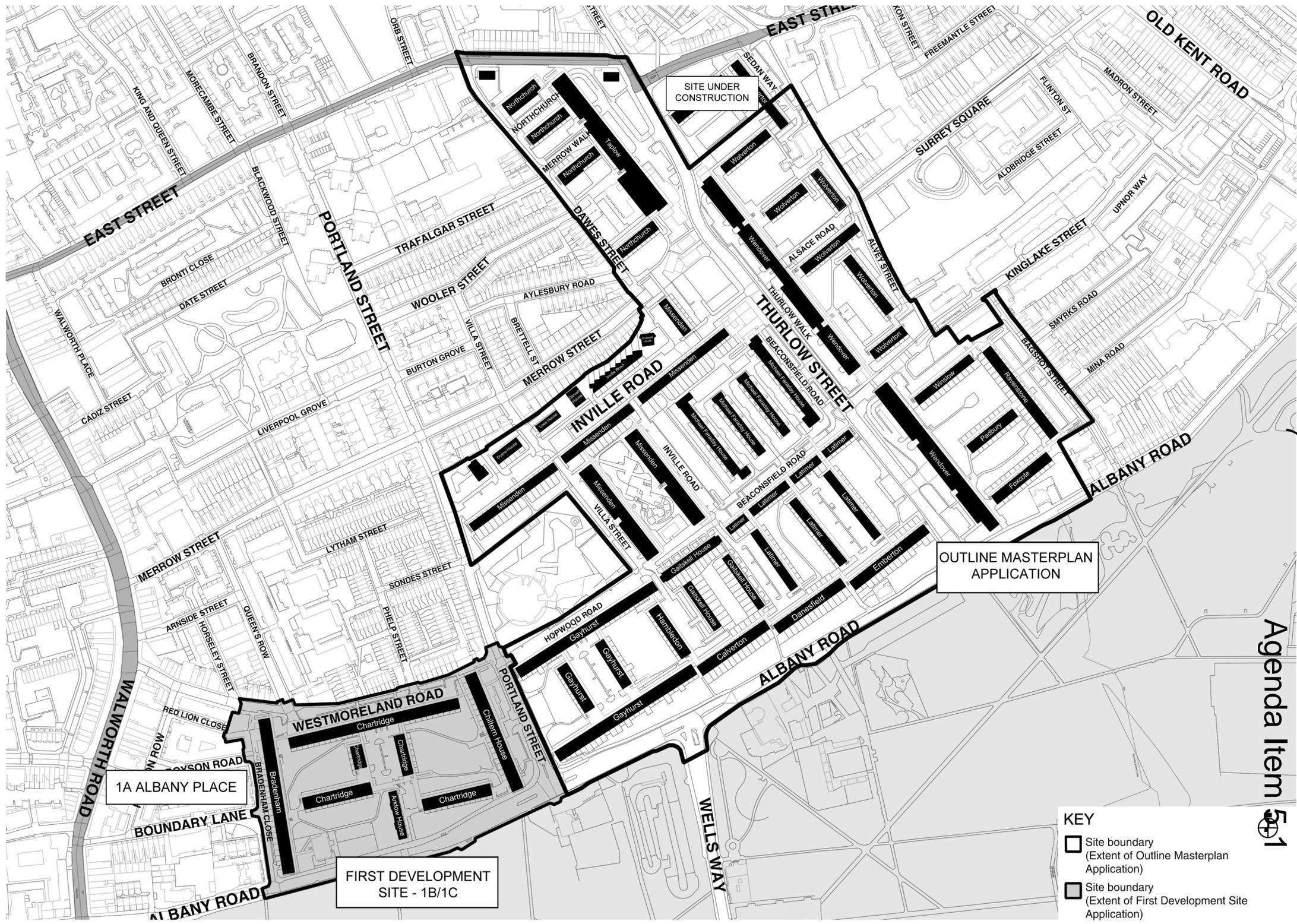
Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Kenny Uzodike 020 7525 7236
Each planning committee item has a separate planning case file	Development Management, 160 Tooley Street, London SE1 2QH	The named case officer as listed or Gary Rice 020 7525 5437

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Ian Millichap, Constitutional Manager	
Report Author	Everton Roberts, Principal Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	14 April 2015	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Legal Services	Yes	Yes
Head of Development Management	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		14 April 2015



SITE UNDER CONSTRUCTION

OUTLINE MASTERPLAN APPLICATION

1A ALBANY PLACE

FIRST DEVELOPMENT SITE - 1B/1C

- KEY**
- Site boundary (Extent of Outline Masterplan Application)
 - ▣ Site boundary (Extent of First Development Site Application)

Item No. 5.1	Classification: Open	Date: 23 April 2015	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 14/AP/3843 for: Full Planning Permission Address: AYLESBURY ESTATE, LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, WESTMORELAND ROAD AND BRADENHAM CLOSE, LONDON SE17 Proposal: Full planning application for demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m - 72.2m AOD), providing 830 residential dwellings (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works.		
Ward(s) or groups affected:	Faraday		
From:	HEAD OF DEVELOPMENT MANAGEMENT		
Application Start Date 21/11/2014		Application Expiry Date 13/03/2015	
Earliest Decision Date 30/01/2015		PPA Date 31/07/2015	

RECOMMENDATION

1. That planning permission is GRANTED subject to conditions and the applicant entering into an appropriate legal agreement by no later than 31 July 2015, and subject to referral to the Mayor of London;
2. If it is resolved to grant planning permission, that it is confirmed that the environmental information has been taken into account as required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011;
3. That it is confirmed that, following issue of the decision, the Head of Development Management should place a statement on the Statutory Register pursuant to Regulation 24 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011 which contains the information required by Regulation 21 and that for the purposes of Regulation 24(1)(c) the main reasons and considerations on which the Planning Committee's decision was based shall be set out as in this report;
4. In the event that the requirements of (a) are not met by 31 July 2015, the Head of Development Management be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 351.

BACKGROUND INFORMATION

Introduction

5. Constructed between 1966 and 1977, the Aylesbury Estate covers an area of 28.5 hectares containing approximately 2700 dwellings. At the time it was built, the plans for the estate were considered innovative and aspirational – elevated walkways linking the blocks would enable people to walk from the Peckham ‘Five Estates’ through Aylesbury and the Heygate to the Elephant and Castle. The walkways would separate pedestrians from the traffic, with parking garages at ground floor, and the decks becoming social spaces for the residents. On completion, the Aylesbury was one of the largest housing estates in western Europe.
6. However, over the following 30 years the estate became one of the most deprived areas in south London, with a high incidence of crime, ill health and low levels of employment and educational achievement.
7. In 2002 the council embarked upon plans for refurbishing the estate. However, structural surveys highlighted the extent of works needed to the fabric and it was concluded that the cost of refurbishing the estate to an acceptable standard would be prohibitive. Work to the individual blocks could not overcome the fundamental shortcomings of the layout of the estate, with its lack of active frontages, confusing and difficult pedestrian routes, and hostile architecture, and would limit opportunities for inward investment to support the regeneration. It was decided that in order to secure a long term sustainable future for the area, a more comprehensive programme would be needed, and in 2005 the council took the decision to redevelop the estate.
8. Preparation of the Aylesbury Area Action Plan (AAP) began in March 2007. The council worked with the NDC and masterplanners Urban Initiatives on options, and carried out public consultation and background studies. Following an Examination in Public in 2009, and receipt of the report from the appointed Inspector, the council formally adopted the AAP in January 2010. The policies in the AAP should be afforded significant weight as they comprise part of the statutory development plan and deal directly with the redevelopment of the Aylesbury Estate. More detail on the AAP is given at paragraph 50.
9. During the AAP preparation period, two early phases of redevelopment came forward. Phase 1A in the south west corner of the estate has delivered 261 new homes, plus shops and a community centre (the Aylesbury Resource Centre). Site 7, in the north east corner of the estate is currently under construction, and will provide 147 new homes. Both were developed by L&Q Housing, and Phase 1A was recently awarded a Civic Trust commendation.
10. In 2012 the council began the process of selecting its development partner to deliver the Aylesbury masterplan. Following a lengthy and rigorous procurement process, the council selected Notting Hill Housing Trust (NHHT). In April 2014 a development partnership agreement and business plan were agreed by the partners to secure the comprehensive regeneration of the Aylesbury estate by 2032. NHHT will be working with Barratt London to deliver this comprehensive scheme.
11. The guiding objective of the AAP is to deliver a new neighbourhood, better integrated with the wider area, with a mix of housing types and tenures. It aims to replace the 2700 properties with around 4,200 new houses and flats, together with new shops, community facilities, workspaces, open spaces and other infrastructure.

12. The estate bounds Burgess Park, where a £6 million programme of investment, including a new competition-standard BMX track, playground and lake improvements has recently been undertaken. Consultation on Phase 3 works was recently carried out, which could include further sports and youth provision.
13. The future phases of the Aylesbury redevelopment would be delivered through two applications – a full application for the first development site (FDS) and an Outline application for Phases 2, 3 and 4. Together, these developments have the potential to transform the area, achieving the AAAP objective for an attractive, mixed neighbourhood where people would chose to live.
14. This report provides a detailed assessment of the detailed planning proposals for the First Development Site (FDS). This is the site identified in the AAAP as Site 1b/c. The Outline Planning Application, which covers Phases 2, 3 and 4 in the AAAP, will be fully considered in the planning report that accompanies application 13/AP/3844. The two sites are entirely separate, with the FDS west of Portland Street, and the Outline application area to the east.

Format of applications

15. As detailed above the applicant has submitted two applications, one to cover the FDS and the other to cover the Outline Scheme. One Environmental Impact Assessment has been submitted that covers both applications. The remaining documents are split between those that are relevant only to the FDS and those that are shared between both applications. If approved, both applications would be linked by a single S106 Agreement. A list of the stand alone and shared application documents is given below.

FDS Planning Documents	
Stand-alone Documents	Shared Documents
Arboricultural Impact Assessment	Affordable Housing Statement
Design and Access Statement and Addendum	Energy Assessment and District Heating Study Planning Statement
Landscape Statement and Addendum	Environmental Statement and Appendices/Addendum
Planning Drawings	Flood Risk Assessment
Tree Strategy Addendum	Planning Statement
	Statement of Community Involvement
	Sustainability Assessment
	Transport Assessment and Addendum
	Waste Management Strategy and Addendum

Site location and description

16. The FDS measures approximately 4.4 hectares (3.7 hectares net) and currently accommodates 566 homes and ancillary garage accommodation spread over eight predominantly residential blocks that range in height between four and 14 storeys. It is bounded by Westmoreland Road to the north, Portland Street to the east, Albany Road to the south and Bradenham Close to the west. The existing buildings are generally long linear housing blocks with surrounding open space and on street car parking. Chiltern (10 storeys) and Bradenham (14 storeys) provide the east and west bookends

to the site respectively. Both of these blocks are residential with vacant office space (formerly council offices) on the lower floors.

17. The centre of the FDS accommodates the five block interconnected Chartridge (five to six storeys) which is residential with ancillary garage accommodation on the ground floor of three of the blocks. South of Chartridge lies the five storey high residential block named Arklow House which is built in red brick. In the south west of the FDS and connected to Bradenham is Ellison House which provides specialised residential accommodation. A multi-use games area (MUGA) is located between Ellison House and Arklow House along the boundary with Albany Road.
18. Chiltern, Bradenham and Chartridge are built in the Jespersen architectural style which is characterised by pre-fabricated construction techniques, specifically a frame of pre-cast concrete wall panels which bear the load of the pre-cast concrete floor and ceiling slabs. This type of construction method and design is itself typical of the Aylesbury Estate.
19. Westmoreland Road
On the Westmoreland Road boundary to the north, the FDS is bounded by dwellings located on Westmoreland Road and Phelp Street. These are generally two storey terraced homes with a number of ancillary garages and storage units. There are also a number of flatted blocks such as the part three/part seven storey St Matthews House towards the eastern end of Westmoreland Road; the three storey high Lady Margaret House and five storey high St Stephens House located towards the western end of Westmoreland Road. There is an additional five storey high block on the corner of Westmoreland Road and Queens Row. Westmoreland Road itself contains several mature trees to the south side of the existing footpath.
20. Portland Street
On the Portland Street boundary to the east the FDS is bounded by the adjacent residential complex of Gayhurst which is formed of four blocks ranging in height between four and five storeys. Gayhurst is linked to Chiltern by way of an elevated walkway across Portland Street and surrounds an open space and a multi-use games area (MUGA) which faces the FDS across Portland Street. Michael Faraday Primary School lies to the north east of the site on the opposite side of Portland Street. Immediately to the north on Portland Street lies the Liverpool Grove Conservation Area, the Grade II listed, two storey dwellings at 1-23 Portland Street and the Grade II listed three storey residential block of Aycliffe House which is located on the corner of Westmoreland Road and Portland Street. The west side of Portland Street contains several mature trees.
21. Albany Road
For the entire length of the Albany Road frontage the FDS is bounded to the south by Burgess Park, an area of Metropolitan Open Land.
22. Bradenham Close
On the Bradenham Close boundary the FDS is bounded by the newly completed Site 1A development with buildings up to 10 storeys in height. Site 1A has been completed and is now fully occupied.
23. Trees
There are 118 existing trees on the FDS, none of which are subject to a Tree Preservation Order.

Details of proposal

24. Planning consent is sought for the demolition of all the existing buildings on the FDS followed by redevelopment to provide a mixed use development comprising buildings ranging between 2 to 20 storeys in height (9.45m-72.2m AOD) spread over six development blocks. The new accommodation would provide 830 residential units (Class C3) which includes 50 Extra Care units and seven units specifically designed for adults with learning difficulties. Block 1 also includes a flexible community facility of approximately 263sqm comprising a community space that may also be used as either an early years facility (Class D1) or gym (Class D2). The regeneration of the FDS includes the creation of public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; and associated car and cycle parking.
25. New Streets
- As detailed above, the redevelopment of the FDS creates a network of new streets. The one new east-west Street and two new north-south streets will in effect split the FDS into a 3x2 grid creating the six plots. These new streets improve linkages to the surrounding street network, including pedestrian access to Burgess Park.
26. Public Open Space
- Three new areas of public open space will be created;
27. Westmoreland Square – This space is located in the north west corner of the FDS where Westmoreland Road and Bradenham Close meet and is an extension to the square created adjacent to the Aylesbury Resource Centre as part of Site 1A.
28. Westmoreland Park – A new public park adjacent to Westmoreland Road between Block 1 and Block 2.
29. Portland Park – A new public space located on Portland Street to the east of Block 4 based around a group of retained mature trees.
30. Schedule of Accommodation
- The proposed development will provide a range of housing types and tenures as detailed in Table 1 below.

Table 1

	Private	Social Rent	Affordable Rent	Intermediate	Total
Flats	368	209	27	79	683
Maisonette /Duplex	44	33	0	23	100
Houses	12	35	0	0	47
Habitable Rooms (HR)	1327	1014	54	326	2721
Total	424 51.1% of units 48.7% HR	277 33.4% of units 37.3% HR	27 3.2% of units 2% HR	102 12.3% of units 12% HR	830

31. The tenures within each housing type are outlined in Tables 2-5 below.

Table 2

	Flats				
	Private	Social Rent	Affordable Rent	Intermediate	Total
1 Bed	199	108	27	37	371
2 Bed	162	60	0	42	264
3 Bed	7	41	0	0	48
4 Bed	0	0	0	0	0
5 Bed	0	0	0	0	0
Sub Total	368	209	27	79	683

Table 3

	Maisonettes/Duplex				
	Private	Social Rent	Affordable Rent	Intermediate	Total
1 Bed	0	0	0	0	0
2 Bed	21	8	0	6	35
3 Bed	23	22	0	15	60
4 Bed	0	3	0	2	5
5 Bed	0	0	0	0	0
Sub Total	44	33	0	23	100

Table 4

	Houses				
	Private	Social Rent	Affordable Rent	Intermediate	Total
1 Bed	0	0	0	0	0
2 Bed	0	0	0	0	0
3 Bed	0	0	0	0	0
4 Bed	10	17	0	0	27
5 Bed	2	18	0	0	20
Sub Total	12	35	0	0	47

Table 5

Unit type	FDS Schedule of Accommodation				
	Social Rent	Affordable Rent	Intermediate	Private market	Totals
1 Bed	108	27	37	199	371
2 Bed	68	0	48	183	299
3 Bed	63	0	15	30	108
4 Bed	20	0	2	10	32
5 Bed	18	0	0	2	20
Total Units	277	27	102	424	830
Total habitable rooms	1014	54	326	1327	2721

32. As previously stated, the redevelopment of the FDS would create six blocks as detailed in turn below:

33. Block 1

Block 1 would be located in the north west corner of the FDS. It would comprise 50 Extra Care flats, 59 general needs flats, six maisonettes and a community centre and would be formed by four buildings arranged around a courtyard which would be open to the south. Block 1 ranges in height from five storeys to 10 storeys with the taller elements being located at the open southern end and the lower buildings at the northern end where the building meets Westmoreland Square and Westmoreland Park. Amenity space is provided in the form of a landscaped courtyard, balconies/terraces and a rooftop amenity space. The general needs schedule of accommodation for Block 1 is outlined in Table 6 with the Extra Care schedule of accommodation detailed in Table 7 below;

Table 6

	Block 1 Schedule of Accommodation (excluding Extra Care)				
	Social Rent	Affordable Rent	Intermediate	Private	Total
1 Bed Flat	32	0	3	0	35
2 Bed Flat	0	0	19	0	19
3 Bed Flat	5	0	0	0	5
3 Bed Mais	2	0	0	0	2
4 Bed Mais	2	0	2	0	4
Total Hab Rooms	111	0	73	0	184
Total Units	41	0	24	0	65

Table 7

	Extra Care Units			
	Social Rent	Shared Ownership	Affordable Rent	Total
1 Bed Flat	20	7	20	47
2 Bed Flat	0	3	0	3
Total Hab Rooms	40	23	40	103
Total Units	20	10	20	50

34. Blocks 2 and 3

Block 2 would be located in the central north section of the FDS adjacent to Westmoreland Road, Phelps Gardens, the East-West Street and Westmoreland Park. This block would be formed of two rows of terraced housing aligned along Westmoreland Road and the East-West Street as well as accommodation designed specifically for adults with learning difficulties on the Westmoreland Gardens frontage. The Learning Difficulties flats would be four storeys high whilst the terraced dwellings would be part three/part four storeys in height with both front and rear gardens.

35. Block 3 would be located in the north western section of the FDS. Seen as a mirror image to Block 2, Block 3 would provide part three/part four storey dwellings with front and rear gardens. The terraced dwellings would be aligned along Westmoreland Road and the East-West Street with a six storey block of flats fronting Portland Street. The

schedule of accommodation for Blocks 2 and 3 are set out in Tables 8 and 9 below with the Learning Difficulties units schedule detailed in Table 10.

Table 8

Block 2 Schedule of Accommodation (excluding LD)					
	SocialRent	Affordable Rent	Intermediate	Private	Total
4 Bed House	9	0	0	5	14
5 Bed House	13	0	0	0	13
Total Hab Rooms	145	0	0	30	175
Total Units	22	0	0	5	27

Table 9

Block 3 Schedule of Accommodation					
	Social Rent	Affordable Rent	Intermediate	Private	Total
1 Bed Flat	0	0	11	0	11
2 Bed Flat	0	0	2	0	2
2 Bed Mais	0	0	3	0	3
3 Bed Mais	0	0	4	0	4
4 Bed House	8	0	0	5	13
5 Bed House	5	0	0	2	7
Total Hab Rooms	83	0	60	44	187
Total Units	13	0	20	7	40

Table 10

Block 2 Learning Difficulties					
	Social Rent	Affordable Rent	Intermediate	Private	Total
1 Bed Flat	0	7	0	0	7
Total Hab Rooms	0	21	0	0	21
Total Units	0	7	0	0	7

36. **Block 4**

Block 4 is a perimeter block made up of five buildings, four mansion blocks and a tower, and is located on the corner of Albany Road and Portland Street. The buildings are arranged around a raised podium courtyard garden located above ground floor parking. Block 4 contains 221 dwellings, 53 undercroft car parking spaces and the building heights range from six storeys to 20 storeys with the tallest building being on the corner of Albany Road and Portland Street. Amenity space would be provided in the form of a courtyard communal garden, rear gardens, balconies and roof terraces. The 20 storey tower represents the tallest element within the FDS. The schedule of accommodation for Block 4 is outlined in Table 11 below.

Table 11

Block 4 Schedule of Accommodation					
	Social Rent	Affordable Rent	Intermediate	Private	Total
1 Bed Flat	0	0	12	64	76
2 Bed Flat	51	0	10	45	106
3 Bed Flat	15	0	0	0	15
2 Bed Mais	13	0	2	0	15
3 Bed Mais	5	0	2	2	9
Total Hab Rooms	338	0	79	318	735
Total Units	84	0	26	111	221

37. Block 5

Block 5 is similar in layout to Block 4 with the tallest element again being in the south east corner and rising to 18 storeys, with the remaining buildings that make up Block 5 ranging in height from six to 10 storeys. Undercroft parking for 65 cars is provided and the amenity space will be made up of podium level communal courtyard garden and private gardens, balconies and roof terraces. A total of 237 units will be provided with the schedule of accommodation outlined in Table 12 below.

Table 12

Block 5 Schedule of Accommodation					
	Social Rent	Affordable Rent	Intermediate	Private	Total
1 Bed Flat	23	0	4	85	112
2 Bed Flat	11	0	8	54	73
3 Bed Flat	14	0	0	0	14
2 Bed Mais	4	0	0	4	8
3 Bed Mais	13	0	2	15	30
Total Hab Rooms	238	0	50	455	743
Total Units	65	0	14	158	237

38. Block 6

Block 6 is a similar layout to Blocks 4 and 5 with the exception of there being no on site car parking, resulting in the communal courtyard garden and private gardens being provided at ground level. Made up of four buildings, the tallest element is again located in the south east corner and will rise to 14 storeys whilst the remaining buildings range between five and 10 storeys. Block 6 will accommodate 183 units with the schedule of accommodation being detailed in Table 13 below.

Table 13

Block 6 Schedule of Accommodation					
	Social Rent	Affordable Rent	Intermediate	Private	Total
1 Bed Flat	33	0	0	50	83
2 Bed Flat	29	0	0	32	61
3 Bed Flat	10	0	0	4	14
2 Bed Mais	2	0	1	6	9
3 Bed Mais	5	0	7	3	15
4 Bed Mais	1	0	0	0	1
Total Hab Rooms	253	0	39	287	579
Total Units	80	0	8	95	183

39. Car Parking and Cycle Parking

Across the FDS a total of 287 on site car parking spaces and 1292 cycle spaces will be provided as detailed in Tables 14 and 15 below. These are in addition to the car and cycle spaces provided on street, which are detailed below.

Table 14

FDS Car Parking								
	On street	Block 1	Block 2	Block 3	Block 4	Block 5	Block 6	Total
Car Parking Spaces	157	7	4	0	53	65	1	287

Table 15

FDS Cycle Parking								
	On street	Block 1	Block 2	Block 3	Block 4	Block 5	Block 6	Total
Total	108	91	40	83	368	334	268	1292

Planning history

40. There is no significant planning history for the FDS since the estate was built save for various change of use applications and minor works to repair playgrounds and other forms of minor development. However, as detailed in the Introduction to this report, the Aylesbury Estate regeneration has already begun with the redevelopment of Site 1A and Site 7 as well as the Outline Scheme which concerns the regeneration of the remainder of the Aylesbury Estate. These applications are detailed below;

41. FDS Planning History

04/CO/0126 – Garages 51 and 52 Chartridge – Conversion of garages into a temporary information centre for exhibition and meetings over estate regeneration proposals.

APPROVED – 10/02/2005

Planning history of adjoining sites42. Site 1A

Site 1A			
Reference	Location	Description	Decision
05/CO/0161	OPEN LAND EAST OF RED LION ROW & NORTH OF BOYSON ROAD, 1-41 BRADENHAM, 1- 12 RED LION CLOSE & THE AYLESBURY DAY CENTRE LONDON SE17 2ES	Demolition of existing garages and out buildings, erection of 45 new dwellings, 10 new garages and a new day centre north of Boyson Road. Demolition of the existing day centre and the erection of 75 new dwellings west of Bradenham Close and public realm improvement works along Bradenham Close and Boyson Road. (Siting Only) (Not implemented)	Approved 18/01/2006
07/CO/0046	OPEN LAND EAST OF RED LION ROW & NORTH OF BOYSON ROAD, 1-41 BRADENHAM, 1- 12 RED LION CLOSE & THE AYLESBURY DAY CENTRE LONDON SE17 2ES	Outline Planning Application for the demolition of 1-41 Bradenham, 1-12 Red Lion Close, the Aylesbury Day Centre, the elevated pedestrian link across Bradenham Close and the single storey garages on Red Lion Close, and the erection of a series of buildings ranging in height from 1 (c.4.5m) to 10 storeys (29.9m) in height comprising around 260 dwellings, 404m ² of retail floorspace, a new day centre and provision of public open space and public realm improvement work. (Reserved matters later approved and now complete)	Approved 11/06/2007

43. Site 7

Site 7 lies within the north east section of the Aylesbury Estate and is currently under construction following the approval of application 12/AP/2332 detailed below;

Site 7			
Reference	Location	Description	Decision
12/AP/2332	1-27 AND 28-59 WOLVERTON, SEDAN WAY, (SITE 7 AYLESBURY ESTATE REGENERATI ON) LONDON, SE17 2AA	Demolition of existing buildings and redevelopment of the site to provide 147 residential units including flats, maisonettes and houses (30 x 1 bed, 71 x 2 bed, 13 x 3 bed, 28 x 4 bed, 5 x 5 bed) of which 58% would be affordable housing. The proposed residential blocks range between 3 and 10 storeys in height (10 Storeys at Thurlow Street) with a basement car park together with new vehicle access, plant, landscaping, cycle storage and refuse/recycling facilities.	Approved 19/02/2013

44. The Outline Scheme has been submitted as the sister application to the FDS and details the masterplan proposals for the regeneration of the remainder of the Aylesbury Estate not covered by the FDS or Sites 1A and 7.

Outline Scheme			
Reference	Location	Description	Decision
14/AP/3844	AYLESBURY ESTATE, LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, BAGSHOT STREET, ALVEY STREET, EAST STREET AND DAWES STREET, LONDON SE1	Outline application for: demolition of existing buildings and redevelopment to provide a mixed use development over 18 development plots comprising a number of buildings ranging between 2 to 20 storeys in height (12.45m - 68.85m AOD) with capacity for up to 2,745 residential units (Class C3), up to 2,500sqm of employment use (Class B1); up to 500sqm of retail space (Class A1); 3,100 to 4,750sqm of community use; medical centre and early years facility (Class D1); in addition to up to 3,000sqm flexible retail use (Class A1/A3/A4) or workspace use (Class B1); new landscaping; parks, public realm; energy centre; gas pressure reduction	Recommended for Approval

		station; up to 1,070 car parking spaces; cycle parking; landscaping and associated works.	
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KEY ISSUES FOR CONSIDERATION

Summary of main issues

45. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use and conformity with strategic policies and the Aylesbury Area Action Plan
 - Environmental impact assessment
 - Affordable Housing
 - Density and dwelling mix
 - Quality of accommodation
 - Non-residential land uses
 - Urban design, including layout, height and massing and open space
 - Impact on strategic and local views and the setting adjacent listed buildings and conservation areas
 - Transportation & Highways including cycling
 - Impact on trees
 - Impact on the amenities of occupiers of neighbouring properties
 - Impact of adjoining uses on occupiers of the proposed development
 - Energy
 - Flood risk
 - Site contamination
 - Archaeological matters
 - Equalities implications
 - Planning Obligations and Community Infrastructure Levy (CIL)

Planning policy

46. The statutory development plan for the borough comprises The London Plan consolidated with further alterations (March 2015); The Core Strategy (2011) and saved policies from the Southwark Plan (2007). The Aylesbury Area Action Plan was adopted in January 2010 and represents the primary policy document for determining planning applications within the Aylesbury Action Area. The policies in the Aylesbury Area Action Plan (the AAAP) should be afforded significant weight as they comprise part of the statutory development plan and deal directly with the redevelopment of the Aylesbury Estate. The National Planning Policy Framework 2012 provides national planning guidance.
47. The site is located within the:
- Air Quality Management Area;
 - Urban Density Zone;
 - Aylesbury Action Area Core
48. It has a Public Transport Accessibility Level (PTAL) of 4 where 1 is the lowest level and 6b the highest.

49. The site is located adjacent to the southern arm of the Liverpool Grove Conservation Area. The Addington Square Conservation area lies to the south of the site across Burgess Park. The following listed buildings are within close proximity to the site;
- 1,1A and 3-11 Portland Street (Grade II);
 - 13-23 Portland Street (Grade II); and
 - Aycliffe House (Grade II).

50. Aylesbury Area Action Plan 2010

The Aylesbury Area Action Plan (AAP) sits within the council's Local Development Framework, and is the key material consideration in the determination of all applications in its area. It provides locally-specific policies and guidance. It is consistent with the policies in the Core Strategy and saved Southwark Plan, adjusting some of the overarching borough-wide policies to reflect the issues as they specifically affect the estate. The AAP is also in general conformity with the London Plan, as confirmed by the GLA.

51. Preparation of the AAP began in 2007. The Plan was subject to public and statutory consultation at each stage of its preparation, and the responses to consultation were summarised in the Consultation Report dated May 2009. The council facilitated the setting up of a Neighbourhood Team of residents to lead residents involvement in the consultation process. The plan was subject to an Equalities Impact Assessment and a Sustainability Assessment.
52. Following an Examination in Public, the Inspectors report was published in November 2009. He concluded that the estate "shows clear signs of stress, and there is evidence that the built fabric would be expensive to retain in the long term and would in any event be unlikely to achieve a satisfactory residential environment."
53. He required changes to the affordable housing mix in Phases 1 and 4 to provide more affordable housing in the first phase, balanced by a higher proportion of private housing in the last phase. With this proviso, he was satisfied that the tenure mix was the only one that was reasonably practicable. The policies in the AAP are key material considerations and the AAP sets out expectations regarding the redevelopment of the estate. The AAP requires developments to be in general compliance with the masterplan. It contains a target of 4,200 new homes across the AAP area, as well as targets for housing types, mix, density and affordable housing. Whilst the AAP sets out clear parameters for development, there was always intended to be some flexibility in terms of the precise location/form of development and the precise numbers of units provided.
54. The plan was amended to respond to the Inspectors binding report, and the AAP was formally adopted by the council in January 2010. It contains the following policy provisions:
- BH1 – Number of homes
 - BH2 – Density and distribution of homes
 - BH3 – Tenure mix
 - BH4 – Size of homes
 - BH5 – Type of homes
 - BH6 – Energy
 - PL1 – Street layout
 - PL2 – Design principles

PL3 – Building block types and layout
 PL4 – Building heights
 PL5 – Public open space
 PL6 – Children’s play spaces
 PL7 – Private amenity space
 TP1 – Designing streets
 TP2 – Public transport
 TP3 – Parking standards: Residential
 COM1 – Location of social and community facilities
 COM2 – Opportunities for new business
 COM3 – Health and social care
 COM4 – Education and learning
 COM5 – Community space and arts and culture
 COM6 – Shopping and retail
 D1 – Phasing
 D2 – Infrastructure funding

55. National Planning Policy Framework (2012)

Section 1: Building a strong, competitive economy
 Section 2: Ensuring the vitality of town centres
 Section 4: Promoting sustainable development
 Section 6: Delivering a wide choice of high quality homes
 Section 7: Requiring good design
 Section 8: Promoting healthy communities
 Section 10: Meeting the challenge of climate change, flooding and coastal change
 Section 11: Conserving and enhancing the natural environment
 Section 12: Conserving and enhancing the historic environment

56. The London Plan (2011) consolidated with further alterations (March 2015)

Policy 1.1 Delivering the strategic vision and objectives for London
 Policy 2.5 Sub-regions
 Policy 2.9 Inner London
 Policy 2.13 Opportunity areas and intensification areas
 Policy 2.18 Green infrastructure and the network of open and green spaces
 Policy 3.1 Ensuring equal life chances for all
 Policy 3.2 Health and addressing health inequalities
 Policy 3.3 Increasing housing supply
 Policy 3.4 Optimising housing potential
 Policy 3.5 Quality and design of housing developments
 Policy 3.6 Children and young people’s play and informal recreation facilities
 Policy 3.7 Large residential developments
 Policy 3.8 Housing choice
 Policy 3.9 Mixed and balanced communities
 Policy 3.10 Definition of affordable housing
 Policy 3.11 Affordable housing targets
 Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
 Policy 3.13 Affordable housing thresholds
 Policy 3.14 Existing housing
 Policy 3.15 Coordination of housing development and investment
 Policy 3.16 Protection and enhancement of social infrastructure
 Policy 3.17 Health and social care facilities
 Policy 4.1 Developing London’s economy

Policy 4.2 Offices
Policy 4.3 Mixed use development and offices
Policy 4.6 Support for enhancement of arts, culture, sport and entertainment provision
Policy 4.7 Retail and town centre development
Policy 4.8 Supporting a successful and diverse retail sector
Policy 4.9 Small shops
Policy 4.10 New and emerging economic sectors
Policy 4.11 Encouraging a connected economy
Policy 4.12 Improving opportunities for all
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.5 Decentralised energy networks
Policy 5.6 Decentralised energy in development proposals
Policy 5.7 Renewable energy
Policy 5.8 Innovative energy technologies
Policy 5.9 Overheating and cooling
Policy 5.10 Urban greening
Policy 5.11 Green roofs and development site environs
Policy 5.12 Flood risk management
Policy 5.13 Sustainable drainage
Policy 5.14 Water quality and waste water infrastructure
Policy 5.15 Water use and supplies
Policy 5.16 Waste self-sufficiency
Policy 6.1 Strategic approach
Policy 6.3 Assessing effects of development on transport capacity
Policy 6.4 Enhancing London's transport connectivity
Policy 6.5 Funding Crossrail and other strategically important transport infrastructure
Policy 6.7 Better streets and surface transport
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.11 Smoothing traffic flow and tackling congestion
Policy 6.12 Road network capacity
Policy 6.13 Parking
Policy 7.1 Building London's neighbourhoods and communities
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 7.7 Location and design of tall and large buildings
Policy 7.8 Heritage assets and archaeology
Policy 7.9 Heritage-led regeneration
Policy 7.11 London View Management Framework
Policy 7.12 Implementing the London View Management Framework
Policy 7.14 Improving air quality
Policy 7.15 Reducing noise and enhancing soundscapes
Policy 7.18 Protecting local open space and addressing local deficiency
Policy 7.19 Biodiversity and access to nature
Policy 7.21 Trees and woodlands
Policy 8.2 Planning obligations
Policy 8.3 Community Infrastructure Levy

57. Core Strategy 2011

- Strategic Policy 1 – Sustainable development
- Strategic Policy 2 – Sustainable transport
- Strategic Policy 3 – Shopping, leisure and entertainment
- Strategic Policy 4 – Places to learn and enjoy
- Strategic Policy 5 – Providing new homes
- Strategic Policy 6 – Homes for people on different incomes
- Strategic Policy 7 – Family homes
- Strategic Policy 10 – Jobs and businesses
- Strategic Policy 11 – Open spaces and wildlife
- Strategic Policy 12 – Design and conservation
- Strategic Policy 13 – High environmental standards
- Strategic Policy 14 – Implementation and delivery

58. Southwark Plan 2007 (July) - saved policies

The council's cabinet on 19 March 2013, as required by paragraph 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 1.1 Access to employment opportunities
- Policy 1.7 Development within town and local centres
- Policy 2.2 Provision of new community facilities
- Policy 2.5 Planning obligations
- Policy 3.1 Environmental effects
- Policy 3.2 Protection of amenity
- Policy 3.3 Sustainability assessment
- Policy 3.4 Energy efficiency
- Policy 3.6 Air quality
- Policy 3.7 Waste reduction
- Policy 3.9 Water
- 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 3.18 Setting of listed buildings, conservation areas and world heritage sites
- Policy 3.19 Archaeology
- Policy 3.20 Tall buildings
- Policy 3.22 Important local views
- Policy 3.28 Biodiversity
- Policy 4.1 Density of residential development
- Policy 4.2 Quality of residential accommodation
- Policy 4.3 Mix of dwellings
- Policy 4.4 Affordable housing
- Policy 4.5 Wheelchair affordable housing
- Policy 4.6 Loss of residential accommodation
- Policy 5.1 Locating developments

- Policy 5.2 Transport impacts
- Policy 5.3 Walking and cycling
- Policy 5.4 Public transport improvements
- Policy 5.6 Car parking
- Policy 5.7 Parking standards for disabled and the mobility impaired
- Policy 5.8 Other parking

59. Regional Supplementary Planning Documents (SPDs) and guidance
 Providing for Children and Young People's Play and Informal Recreation (2012)
 Sustainable Design and Construction (2006)
 The Mayor's Energy Strategy (2010)
 The Mayor's Transport Strategy (2010)
 The Mayor's Economic Development Strategy (2010)
 Housing (2012)
 Planning for Equality & Diversity in London (2007)
 The Mayor's Climate Change Mitigation and Energy Strategy (2011)

60. Southwark Supplementary Planning Documents (SPDs)
 Sustainability Assessment (2009)
 Design and Access Statements (2007)
 Section 106 Planning Obligations (2015)
 Residential Design Standards (2011)
 Affordable Housing (2008)
 Sustainable Transport (2008)
 Sustainable Design and Construction (2009)
 Draft Affordable Housing (2011)

Environmental Impact Assessment

61. Applications where an Environmental Impact Assessment (EIA) is required will either be mandatory or discretionary, depending on whether they are found in Schedule 1 (mandatory) or Schedule 2 (discretionary) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (the 'EIA Regulations').
62. In this case, the proposal falls within Section 10(b) of Schedule 2 of the Regulations. At the time the application was submitted, the threshold for 'urban development projects' was a site area exceeding 0.5ha; this was increased to 5 ha in April 2015. The site is 4.4 hectares and the development is likely to generate significant environmental effects by virtue of its size, based on a review of the Schedule 3 selection criteria for screening Schedule 2 Development.
63. Prior to the submission of the planning application, the applicant requested a 'Scoping Opinion' under Regulation 10 of the EIA Regulations to ascertain what information the Local Planning Authority considered an Environmental Statement (ES) should include (ref: 14/AP/1034).
64. Regulation 3 of the EIA Regulations precludes the granting of planning permission unless the council has first taken the 'environmental information' into consideration. The 'environmental information' means the ES, including any further information, any representations made by consultation bodies, and any other person, about the environmental effects of the development.

65. In accordance with the EIA Regulations, an Environmental Statement (ES) comprising a Non-Technical Summary, Environmental Statement and Technical Appendices accompanies the application. One Environmental Statement has been prepared to cover both the FDS (this application) and the Outline Scheme (application reference 14/AP/3844). Two development proposals have been assessed, namely the FDS alone, and the Site Wide Development Option (SWDO) which includes the FDS and Outline Scheme. The Environmental Statement (ES) details the results of the EIA and provides a detailed verification of potential beneficial and adverse environmental impacts in relation to the proposed development.
66. The structure of the ES broadly follows the council's formal scoping opinion which identified key areas where there are likely to be significant environmental effects. These are:
- Demolition and Construction
 - Ecology and Nature Conservation
 - Climate change
 - Socio-economics and Population Effects
 - Telecommunications
 - Wind
 - Daylight, Sunlight and Overshadowing
 - Transportation and Access
 - Noise
 - Air Quality
 - Archaeology
 - Ground Conditions, Hydrogeology and Contamination
 - Water Resources, Water Quality, Flood Risk and Drainage
 - Townscape, Visual and Cultural Heritage Effects
67. Reference to cumulative effects includes the combined effects of different types of impact, for example, noise, dust and visual impacts, impact interactions and impacts from several developments, which individually might be insignificant, but when considered together, could amount to a cumulative impact. Potential positive and negative residual effects remaining after mitigation measures have been identified and incorporated are also included in the ES in order to assess their significance and acceptability.
68. Additional environmental information was received during the course of the application; in accordance with Regulation 22 of the EIA Regulations 2011, all consultees and neighbours were re-consulted and a press notice was re-issued. This additional information, in terms of the FDS, referred to updated plans to show the uplift in units that resulted from internal reconfiguration and the associated updates to both the stand alone and shared planning documents.
- Cumulative impacts
69. The applicants have also completed an assessment of the cumulative environmental impacts that could be experienced if other schemes are implemented as well as the FDS. These cumulative effects can be 'in-combination effects' which is the interaction and combination of environmental effects of a proposed development with other schemes and activities affecting the same receptor. These impacts can also be in the form of 'effect interactions' which is the interaction and combination of environmental effects, and indirect effects of a proposed development affecting the same receptor either within the site or in the local area. Only developments that can reasonably be

presumed to proceed (those schemes that are approved but not completed or implemented) and for which sufficient information is available have been taken into account in the cumulative effects assessment. These schemes are;

- Site 7 Aylesbury Estate (LPA Ref. 12/AP/2332);
- Eileen House (LPA Ref. 09/AP/0343);
- Elmington (LPA Ref. 11/AP/4309);
- Heygate (LPA Ref. 12/AP/1092);
- Leisure Centre (LPA Ref. 12/AP/2570);
- Former London Park Hotel (LPA Ref. 07/AP/0760);
- Newington Causeway (LPA Ref. 09/AP/1940);
- One the Elephant (LPA Ref. 12/AP/2239);
- Elephant One (LPA Ref. 08/AP/2403);
- Trafalgar Place (LPA Ref. 12/AP/1455);
- Walworth Road 1 (LPA Ref. 14/AP/0833); and
- Walworth Road 2 (LPA Ref. 14/AP/0830).

70. The potential effects of the FDS and Comprehensive Development together with the committed developments have been assessed. The construction works may result in short to medium term negative effects if the committed developments are constructed at the same time as the Comprehensive Development, resulting in an increase in disturbance noise and dust from construction activities, and a change in townscape character. During site preparation and construction of the Comprehensive Development, the majority of potential effect interactions relate to nearby residents where temporary effects are expected in terms of noise and vibration, dust generation, townscape views and character of the Site. It is important to note that these effects will be temporary and intermittent during the construction works. The Construction and Environmental Management Plan for the Comprehensive Development will reduce and control any negative effects on the existing environment, including effects on residential properties near the Site. Once the Comprehensive Development is complete, long-term in-combination effects (negative and positive) of the Comprehensive Development on existing and future residents are expected to arise from changes in road traffic, changes in views, an increase in housing numbers and local facilities.

Principle of development

71. The National Planning Policy Framework (NPPF) was published on 27 March 2012. At the heart of the NPPF is a presumption in favour of sustainable development. The framework sets out a number of key principles, including a focus on driving and supporting sustainable economic development to deliver homes. This is the principal theme underpinning both London-wide and Southwark Core Strategy policies where the regeneration of areas such as the Aylesbury Estate is a high priority.
72. The NPPF promotes the delivery of a wide choice of high quality homes, seeks to widen opportunities for home ownership and create sustainable, inclusive and mixed communities. It encourages the effective use of land by reusing land that has been previously developed. The NPPF also states that permission should be granted for proposals unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

73. In 2005 Southwark Council made a corporate decision to comprehensively redevelop the Aylesbury Estate due to the prohibitive cost of refurbishing the existing buildings to an appropriate standard. Furthermore refurbishment would not overcome the inherent shortcomings of the existing estate in terms of its design, legibility, access and permeability. This decision was informed by the findings of a structural survey which determined that many of the existing buildings were in a poor state of repair and were environmentally inefficient. It was also recognised that the existing estate presented several design challenges and that the built fabric was becoming increasingly difficult and expensive to maintain. The layout and form of several of the buildings on the estate presented anti-social behaviour challenges, due to the large parking courts dominating the ground floors, a lack of surveillance of streets, unclear definition between public and private space as well as too many units being accessed from a single communal entrance.
74. The Aylesbury Area Action Plan (AAP) establishes the vision for the area and its comprehensive redevelopment to provide housing, shops, meeting places, work places, recreation, green spaces and transport. In terms of policy designations, the application site is located within the Aylesbury Action Area Core and the FDS comprises Sites 1B/1C which, together with Site 1A and Site 7 forms part of Phase 1 of the Aylesbury Estate Regeneration. As such, the principle of redevelopment for new housing is established subject to the need to evaluate the proposal against the policies for the area which are detailed in this report.
75. Aylesbury Area Action Plan (AAP)
The Aylesbury Area Action Plan (AAP) aims to deliver the following objectives;
- A successful neighbourhood incorporating the highest design standards;
 - A good mix of uses and a layout that will meet the needs of current and future generations;
 - High quality social rented and private homes that address a variety of local needs, including those of the elderly and vulnerable;
 - Create an outstanding environment with excellent parks and great streets which are accessible for all;
 - Improve quality of schools and community facilities;
 - Create a place with a strong sense of community;
 - Improve access and transport;
 - Create well designed streets, squares and parks;
 - Improve social and community facilities;
 - Build homes that meet Code for Sustainable Homes Level 4; and
 - Implement a Combined Heat and Power scheme for power generation.
76. Land Use
The land use requirements for the FDS are detailed in Appendix 5 of the AAP. The two land uses designated for the FDS are housing (880 units) and retail (250sqm).
77. The delivery of a range of high quality homes is a strategic objective of the AAP. London Plan Policy 3.3 Increasing Housing Supply sets a minimum target of 20,050 additional homes to be provided in Southwark over a period from 2011-2021. Strategic Policy 5 of the Core Strategy seeks high quality new homes in attractive environments. The policy sets a target of 24,450 net new homes between 2011 and 2026. As previously mentioned the Aylesbury regeneration is a plan led redevelopment of the entire estate and the AAP seeks to provide 4200 homes with the FDS expected to generate 880 of these new homes, although the Plan makes it clear that this is an

approximate figure. The approximate housing quantum for the FDS are set out in table A5.1 of Appendix 5 of the AAP and are summarised in Table 16 below;

Table 16

	AAP Indicative Housing Targets						
	Studio	1Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
Site 1B	13	132	170	69	18	6	408
Site 1C	15	153	196	80	20	8	472
Total	28	285	266	149	38	14	880

78. The current application for the FDS would provide a total of 830 dwellings as detailed in Table 17 below;

Table 17

Unit type	FDS Schedule of Accommodation				
	Social Rent	Affordable Rent	Intermediate	Private market	Totals
One-bedroom	108	27	37	199	371
Two-bedroom	68	0	48	183	299
Three-bedroom	63	0	15	30	108
Four-bedroom	20	0	2	10	32
Five-bedroom	18	0	0	2	20
Total Units	277	27	102	424	830
Total habitable rooms	1014	54	326	1327	2721

79. The housing types and tenures will be discussed further in the housing section of this report however in terms of land use and the expected 880 dwellings as specified in the AAP there is a 50 unit shortfall. The current proposal has been through a detailed pre-application process and very early on in the negotiations it was recognised that the FDS could not accommodate 880 units, including larger family units, without compromising the quality of the accommodation and the character of the area. As such it was agreed that a reduction in the total number of units would be required in order to meet the broader quality objectives of the AAP. In its current form the FDS is considered to strike an appropriate balance between optimising housing numbers and safeguarding quality and townscape, and minimising potential impacts on neighbouring residents. Provision of more housing on this site in order to meet the 880 dwellings expected by the AAP would compromise the design and increase adverse amenity impacts. Furthermore there is an opportunity to capture a portion of the housing shortfall from the FDS at a later phase on the Outline Scheme. Given that the AAP housing figures are noted to be approximate, it is considered that the quantum of housing proposed is the optimum for this site and will meet the general aspirations of the AAP.
80. Appendix 5 of the AAP also specifies that the FDS should deliver up to 250sqm of retail floorspace. The FDS application does not include provision for any retail floorspace. Site 1A delivered in excess of 400sqm of retail space, on Westmorland

Road, and much of this retail space has proven difficult to let and remains vacant. As such, during the course of the pre-application discussions with the applicant, it was agreed that delivery of further retail floorspace on the FDS would be inappropriate and could lead to further vacant units. The application instead includes a 263sqm community space fronting Westmorland Square. This space will be made available to the council as a multi-use space, and would also have the flexibility to be used as an Early Years facility or a gym subject to need and demand. As such a flexible consent is sought to permit this range of uses and this is also considered to be a suitable response to the requirements of the AAAP.

81. The proposal includes the provision of 50 Extra Care units and seven flats designed for adults with learning difficulties. Extra Care is a form of supported housing which offers flexibility in meeting the care, support and housing needs of older people to allow them to live more independently. The Extra Care units are being provided as part of a council led initiative and will be used to home Southwark residents requiring this type of housing. The Learning Difficulties accommodation is also part of a council led initiative and is a pilot scheme to provide a facility that is designed to allow full disability access and to meet the requirements of those with complex needs, challenging behaviour and autism. Both the Extra Care and Learning Difficulties accommodation are being provided as affordable housing with the Learning Difficulties accommodation being affordable rent and the Extra Care units being a mixture of affordable rent and social rent. These housing types support the AAAP vision to meet the needs of the elderly and vulnerable, and as such are welcomed.

82. Conclusions on land use

The provision of housing meets the requirements of the AAAP; the noted shortfall of 50 units against the illustrative target is justified by the design parameters of the FDS and is discussed further in the housing section below. Whilst the FDS does not provide a retail space as required by the AAAP it is considered that a community space will help support a community in transition and bring activity to Westmorland Square. The request for a flexible use of this space to permit either an Early Years facility or a gym is considered to be a suitable response to both the aspirations of the AAAP and the needs of this evolving area. The provision of specialised accommodation in the form of the Extra Care Units and the Learning Difficulties to meet an identified need will enhance the range of housing choices and support a diverse community. The proposed land uses are considered to be in compliance with the needs and requirements of the AAAP and are therefore satisfactory.

Re-provision of housing

83. The Aylesbury Estate regeneration programme proposes the demolition of 2,758 homes in total. The FDS accounts for 566 of these units with a planned replacement of 830 units. The redevelopment of the FDS will provide an uplift of 264 units and 1146 habitable rooms compared to the existing housing provision. This is in compliance with London Plan Policy 3.14 and Core Strategy policy SP5 in terms of there being an uplift in overall housing numbers and as such the re-provision of housing is supported.

The overriding objective of the AAAP is to deliver high quality housing over a range of tenures. Policy BH.1: Number of homes, seeks the provision of 4200 new homes across the Aylesbury Estate. This figure is inclusive of the FDS, Site 1A, Site 7 and the Outline Scheme. Although the FDS contains less units than estimated for Site 1B/1C in the AAAP, it still increases the number of units beyond the existing, and makes an appropriate contribution to the overall AAAP target.

84. When built, the existing units on the FDS provided 100% social rented housing. 55 units within the FDS have since become leasehold housing as a result of the 'Right to Buy' programme. The Mayor's Housing SPG clarifies that the 'right to buy' properties should not be included within the affordable housing baseline for the estate. Based on the information available, the housing baseline for the FDS (dated February 2008) is set out in Table 18 below. This baseline formed the basis for the AAAP, and pre-dates the redevelopment of sites 1A and 7.

Table 18

Unit type	Baseline Housing - FDS		
	Social Rent	Private market	Totals
One-bedroom	278	14	292
Two-bedroom	129	20	149
Three-bedroom	72	16	88
Four-bedroom	26	4	30
Total Units	511	55	566
Total habitable rooms	1397	178	1575

85. The proposed housing re-provision for the FDS is outlined in Table 19 below.

Table 19

Unit type	FDS Schedule of Accommodation				
	Social Rent	Affordable Rent	Intermediate	Private market	Totals
One-bedroom	108	27	37	199	371
Two-bedroom	68	0	48	183	299
Three-bedroom	63	0	15	30	108
Four-bedroom	20	0	2	10	32
Five-bedroom	18	0	0	2	20
Total Units	277 (-234)	27 (+27)	102 (+102)	424 (+369)	830 (+264)
Total habitable rooms	1014 (-383)	54 (+54)	326 (+326)	1327 (+1149)	2721 (+1146)

86. It is noted that there will be 105 fewer affordable units or three fewer affordable habitable rooms than at present. This will be discussed further below.

Affordable housing

87. The Aylesbury Estate was originally constructed to provide 100% social rented accommodation. Since completion a number of homes have been acquired by tenants under the 'Right to Buy' programme and are now held on leaseholds occupied either by the original tenants, subsequent private purchasers or private market renters.
88. One of the main objectives of the AAAP is to provide a socially sustainable neighbourhood with a range of tenures providing greater housing choice and helping to

create a mixed and balanced community whilst supporting the viability of the overall development.

89. AAAP Policy BH3: 'Tenure mix' seeks a minimum of 50% affordable housing within the Action Area Core and goes further to specify a split of 41% private housing and 59% affordable housing within Phase 1 with a split of 75:25 between social rented/intermediate housing.
90. London Plan Policies 3.8 – 'Housing choice' and 3.9 – 'Mixed and balanced communities' aims to provide Londoners with a choice of homes they can afford within communities that have a mixed tenure and household income.
91. Policy 3.11 – 'Affordable housing targets' and 3.12 – 'Negotiating affordable housing on individual private residential and mixed use schemes' of the London Plan seek to maximise the provision of affordable housing whilst recognising the need to provide mixed and balanced communities.
92. London Plan Policy 3.14 'Existing Housing' resists the loss of housing, including affordable housing, without suitable equivalent replacement. This policy states that, at least, equivalent floorspace should be provided in housing developments. Guidance within the Mayor's Housing SPG makes clear that the re-provision of housing may be considered in terms of units numbers and/or habitable rooms.
93. The FDS is located within the Action Area Core and makes up Phase 1 together with Site 1A and Site 7. The cumulative schedule of accommodation for these sites is detailed in Table 20 below.

Table 20

Unit type	Site 1A and Site 7 Schedule of Accommodation			Totals
	Social Rent	Intermediate	Private market	
One-bedroom	43	18	69	130
Two-bedroom	57	44	107	208
Three-bedroom	19	0	11	30
Four-bedroom	25	0	10	35
Five-bedroom	4	0	1	5
Total Units	148	62	198	408
Total habitable rooms	541 (41.8%)	162 (12.5%)	591 (45.7%)	1,294

94. The proposed schedule of accommodation for the FDS is outlined in Table 21 below.

Table 21

Unit type	FDS Schedule of Accommodation				Totals
	Social Rent	Affordable Rent	Intermediate	Private market	
One-bedroom	108	27	37	199	371
Two-bedroom	68	0	48	183	299
Three-bedroom	63	0	15	30	108
Four-bedroom	20	0	2	10	32
Five-bedroom	18	0	0	2	20
Total Units	277	27	102	424	830
Total habitable rooms	1014 (37%)	54 (2%)	326 (12%)	1327 (49%)	2721

95. As the AAAP affordable housing requirements specified under Policy BH5: 'Tenure mix' are allocated on a phased basis, the provision of affordable housing on the FDS needs to be looked in combination with Site 1A and 7. The combined schedule of accommodation is therefore provided in Table 22 below.

Table 22

Unit type	Total Phase 1 Schedule of Accommodation				Totals
	Social Rent	Affordable Rent	Intermediate	Private market	
One-bedroom	151	27	55	268	501
Two-bedroom	125	0	92	290	507
Three-bedroom	82	0	15	41	138
Four-bedroom	45	0	2	20	67
Five-bedroom	22	0	0	3	25
Total Units	425	27	164	622	1238
Total habitable rooms	1555 (38.7%)	54 (1.3%)	488 (12.1%)	1918 (47.7%)	4015

96. Affordable housing is being provided in three tenures: social rent; affordable rent and intermediate. Social rent accommodation is accommodation provided by a registered provider at rents significantly below market levels. Affordable rent is accommodation that can be charged at up to 80% of market rent although actual rents can be much lower). Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels. Tenants typically purchase a share of the equity of the housing (usually between 25%-75%) and pay rent to the registered provider on the outstanding portion. Within the FDS, the vast majority of the rented homes are being

provided as social rent units; only 2% of the total units are provided as affordable rent, and these are within the specialist extra care and learning difficulties units. This provision of social rented housing is a very positive aspect of the development.

97. On a habitable rooms basis, the FDS, together with the remaining elements of Phase 1, will deliver 52.1% affordable housing with a split of 76% social rented/affordable rent and 24% intermediate. The FDS itself will provide 51.2% affordable housing by habitable room. Whilst the rented/intermediate split is policy compliant it is noted that the total level of affordable housing is less than the 59% requirement for Phase 1 as set out in Policy BH3 of the AAAP. Policy BH sets out the overall target for 50% affordable housing across the programme, and introduced the differential splits in Phases 1 and 4 in order to assist in the rehousing programme and deliverability. Although the FDS application is a stand alone application which must be considered on its own merits, it will, if both are approved, be bound to the outline application within a single S106 agreement to create the overall masterplan. It is therefore reasonable to consider the FDS application in the context of the overall masterplan, and whether this as a whole would achieve the 50% requirement set by the AAAP. The outline application has not sought to reduce the amount of affordable housing in Phase 4, and therefore the taking both applications together, the masterplan would deliver 50% affordable housing (measured in terms of habitable rooms). Given that the developer would be obliged under the S106 agreement to deliver 50% affordable housing overall, and to monitor progress in relation to that overall figure at each phase of delivery, it is considered that the requirements of AAAP policy BH3 are met.

Re-provision of affordable housing

98. As referenced above in paragraph 97 there will be a net reduction in the number of affordable units, and a very small reduction in affordable habitable rooms when compared with the current provision on the site. This is detailed in Tables 18 and 19 above and equates to 105 fewer affordable units than are currently provided on the FDS. On a habitable rooms basis this equates to three fewer habitable rooms than current provision.
99. The AAAP recognises that there will be a loss of affordable units as a result of the regeneration of the estate and estimates this to be in the region of 150 units. The FDS contains two of the largest housing blocks on the estate, at Chiltern and Bradenham. These blocks contain many smaller units. The application scheme includes a higher number of larger family affordable units, including houses. As such, the loss of affordable housing is not significant when calculated in habitable rooms.
100. Consequently, re-provision of high quality affordable housing to provide 1394 affordable habitable rooms compared to an existing provision of 1397 habitable rooms results in a very small net reduction of just three habitable rooms which is considered acceptable given the scale, ambition and complexity of the wider regeneration programme. It is noted that the overall masterplan will include full re-provision of all affordable housing, in terms of habitable rooms.

Maximum reasonable amount of affordable housing

101. London Plan Policy 3.12 seeks the maximum reasonable amount of affordable housing on residential schemes whilst having regard to local and regional guidelines and the need to provide mixed and balanced communities. The applicants have submitted a viability statement in response to a request from the GLA, and the GLA have confirmed that they accept that the proposed level of affordable housing is the maximum reasonable amount in accordance with policy 3.12.

102. The AAAP was subject to viability testing which concluded that 50% affordable housing was an appropriate level of affordable housing provision for the regeneration of the estate. The overall redevelopment programme is itself only deliverable when public funding is taken into account.
103. As such it is considered that the 51.2% affordable housing being provided on the FDS is the maximum reasonable amount of affordable housing that can be provided. This would also provide an appropriate tenure split offering a wider range of housing options in the local area, and complies with the requirements of the AAAP.

Conclusions on affordable housing

104. The affordable housing provision on the FDS will exceed the Masterplan-wide target of 50% affordable housing. Whilst it is noted that the 51.2% affordable provision on the FDS is slightly below the site specific aim of 59% affordable housing for Phase 1, the council's development partnership with Notting Hill Housing Trust to deliver the wider masterplan can ensure that the overall target of 50% can be achieved.
105. The scheme provides a wider range of affordable housing types than at present, with a significant number of family homes, including 35 large social rented family houses. The design of the housing is 'tenure blind', with high quality affordable housing fully integrated into every block.
106. It is noted that there are a small number of affordable rent units comprising 20 of the Extra Care units and all seven of the learning difficulties units. These will be capped at Local Housing Allowance to ensure they will be affordable to Southwark residents. Normal 'social rent' specialist supported housing is at risk of becoming unaffordable because of the service charges residents have to pay on top of their rent. The service charges cover the various extra staff and maintenance costs associated with supported housing. Service charges are included within the rent figure of 'affordable rents', which can make the affordable rent supported housing properties more attractive to residents on restricted incomes as the prices are fully inclusive of all charges. The remainder of the Extra Care accommodation will be also be affordable but under the Social Rent tenure.
107. In terms of providing the maximum reasonable amount of affordable housing, the GLA has acknowledged the AAAP target of 50% and accept that the current provision is the maximum the scheme can support. This recognises that the development can only be delivered with support from public funds.
108. The affordable housing provision on the FDS will deliver the AAAP aspiration for a more mixed community with a broader range of housing choices. The AAAP assumed that the redevelopment would result in a small loss of affordable housing when measured in habitable rooms; the FDS, based on a lower than expected total number of units, results in a very marginal loss of only 3 habitable rooms of affordable housing. When considered in the context of the delivery of affordable housing across the wider masterplan, this is not considered to be significant. Taking into account the quality, range and size of the affordable housing being provided, and the inclusion of a high number of social rented family units, the affordable housing provision is considered to be a very positive aspect of the development, which should be accorded significant weight in determining the application.

Housing mix and type

109. AAAP Policy BH4: 'Size of homes' and BH5: 'Type of homes' detail the mix and type of homes that will be required within the redeveloped Aylesbury Estate

110. London Plan Policy 3.8 – ‘Housing choice’, reiterates the need for new developments to provide a genuine range of homes of different sizes and types in the highest quality environments.
111. The AAAP sets out under Policy BH4 and BH5 the overall size and types of homes expected to be achieved as an outcome of the redevelopment of the estate. However, it also gives, at table A5.1, more detailed figures for the individual sites and phases within the masterplan area. This recognised that not all sites will contain the same form of development, and creating a range of character areas will mean some plots being more intensively developed than others. The figures given in Table A5.1 are stated as approximate, and in the case of the FDS (listed in the table as 1b and 1c) the figures are based on an assumed capacity of 880 units.
112. In terms of housing mix and type the AAAP requirements and the proposals of the FDS are outlined in Tables 23 and 24 below;

Table 23

Unit Mix			
AAAP FDS Minimum Unit Mix and Outline Requirement (*)	FDS Unit Mix	Outline Scheme Indicative Unit Mix	Total
Max 2% Studios (3%)	0	0	0
64% two or more bedrooms (70%)	459 (55.3%)	2081 (75.8%)	2540 (71%)
17% three bedrooms (20%)	108 (13%)	538 (19.6%)	646 (18.1%)
4.3% four bedrooms (7%)	32 (3.9%)	389 (14.2%)	421 (11.8%)
1.6% five bedrooms (3%)	20 (2.4%)	188 (6.8%)	208 (5.8%)

Table 24

FDS Housing Type			
AAAP FDS Requirement and Outline Requirement (*)	FDS	Outline Scheme	Total
Flats 67% (60%)	683 (82.3%)	1707 (62.2%)	2390 (66.8%)
Maisonettes/Duplex 27% (17%)	100 (12.0%)	500 (18.2%)	600 (16.8%)
Houses 6% (23%)	47 (5.7%)	538 (19.6%)	585 (16.4%)
Total	830	2745	3575

113. In terms of unit mix it is noted that the FDS exceeds the target for five bed units which is welcomed. The proposed unit mix falls slightly short of the required number of two bed plus units as well as three and four bed units. The shortfall in four bed units is 0.4% which is minor. The shortfall in three bed and two bed units is more significant at 4% and 8.7% respectively, however given the constraints of this higher density site and the loss of some proposed dwellings as a result of the need to provide a Gas Pressure Reduction Station the proposed mix is considered acceptable on balance and would still lead to a meaningful housing choice. It is worth noting that, when combined with the indicative mix for the outline scheme, the overall provision of larger units, above the AAAP requirement, is a very positive aspect of the masterplan. The

mix of dwellings on the FDS would contribute to a genuine choice in size of homes and is broadly compliant with AAAP Policy BH4: 'Size of homes', London Plan Policy 3.8 – 'Housing choice', Core Strategy Policy SP7 – 'Family homes' and Southwark Plan Policy 4.3 – 'Mix of Dwellings'.

114. In terms of housing type the AAAP recognised that as one of the higher density sites, the FDS would have less opportunity to provide houses. It did however, have a very high requirement for maisonettes/duplex flats. The FDS application has a higher number of flats than anticipated in the AAAP, and consequently a smaller proportion of both houses and maisonettes. This is in part because of the Extra Care and Learning Difficulties flats within this site. Two of the six parcels are predominately laid out as houses; at pre-application stage the layout did provide the full 6% houses, but the requirement of Southern Gas Networks for a Gas Pressure Reduction building resulted in the loss of three houses. In the current layout, all units at ground floor level are either houses or maisonettes, and it is considered that the scheme is making effective use of the site.
115. It is considered that the FDS offers a good choice of homes on a site which will have one of the highest densities anywhere in the masterplan. It also provides for two specialist forms of housing which have been identified as a priority need by the council but which were not included when the AAAP was drawn up. This is a particular benefit of the scheme. Given the constraints of the site the scheme is considered acceptable by offering a range of housing types across all tenures and is therefore considered to be in broad compliance with the AAAP as well as London Plan Policy 3.8 'Housing choice' and Core Strategy Strategic Policy 7 'Family homes'.

Density

116. AAAP Policy BH2: 'Density and distribution of homes' specifies the density ranges for development blocks.
117. The London Plan Policy 3.4 recommends a residential density of 650-875 habitable rooms per hectare in this location. Core Strategy Strategic Policy 5 'Providing new homes' recommends a density of between 200 and 700 habitable rooms per hectare in the Urban Zone within which the FDS is located, however it acknowledges that higher densities may be acceptable within Action Area Cores.
118. The buildings currently on the FDS provide a residential density of approximately 340 habitable rooms per hectare. The redevelopment of the FDS will create a total of 2721 habitable rooms resulting in a residential density of 618 habitable rooms per hectare when using the gross site area figure of 4.4 hectares and a density of 735 habitable rooms per hectare when applying the net site area of 3.7 hectares.
119. AAAP Policy BH2: 'Density and distribution of homes' aims for higher densities along Albany Road and sites fronting Burgess Park. This is relevant to the FDS and the AAAP indicates that the western portion of the FDS should achieve a density of between 601-700 habitable rooms per hectare whilst the eastern portion should achieve a density of between 701-1000 habitable rooms per hectare. The overall density for the FDS lies within this range by providing 735 habitable rooms per hectare and as such is in compliance with Policy BH2 of the AAAP, as well as broader London Plan and Southwark Plan policies.

Quality of accommodation

120. The AAAP sets out specific accommodation requirements and design guidance within

Appendix 6 which seeks to ensure homes are of a suitable size and to secure amenity standards with regards to dual aspect units, overlooking and amenity spaces. The AAAP reflects the NPPF expectation for high quality homes and in many cases imposes more stringent requirements for quality of accommodation than those outlined in the London Plan, Core Strategy and Southwark Plan.

121. NPPF Section 6 – ‘Delivery of a wide choice of high quality homes’ seeks a meaningful choice of homes delivered to a high standard.
122. London Plan policies 3.5 – ‘Quality and design of housing developments’ and 3.6 – ‘Children and young peoples play and informal recreation facilities’ require developments to provide well designed homes that will contribute to high quality living spaces and recreational facilities. The Mayors Housing SPD (2012) sets out the minimum internal space standards for all new dwellings.
123. Core Strategy Strategic Policy 5 – ‘Family homes’ aims to provide more and better homes throughout the Borough with a particular reference to the Aylesbury Action Area.
124. Saved Policy 4.2 of The Southwark Plan sets out the council’s vision for high quality homes which is reinforced by the Residential Design Standards Supplementary Planning Document (2011) which sets out the minimum room, unit and amenity space standards that all new developments must meet.

Unit and room size

125. Appendix 6 of the AAAP details the minimum unit sizes that must be provided for each unit type and tenure. The AAAP sets different minimum flat sizes for social rented, intermediate and private flats. It states that the existing flats were built to exceed ‘Parker Morris’ floorspace standards. Following consultation with existing residents, it was decided that the rented flats should be built to similar large dimensions, and that intermediate flats should also have enhanced floor areas. In terms of private accommodation (and some types of intermediate accommodation) the minimum space standards given in the AAAP have since been overtaken by the more recently adopted borough-wide Residential design standards SPD. Table 25 below specifies the minimum unit sizes required across the FDS in terms of both the SPD and the AAAP. The expectation is that the higher unit size will always be the minimum requirement regardless of which policy document it comes from.

Table 25

Unit Size	Unit Type	Internal Floor Area sqm			
		SPD	Private (AAAP)	Intermediate (AAAP)	Social Rented (AAAP)
Studio	Flat	36	32.5	N/A	N/A
1 b/2p	Flat	50	47.5	49.9	52.3
2b/3p	Flat	61	60	63	66
2b/4p	Flat	70	73.5	77.2	80.9
3b/5p	Flat	86	82.5	86.6	90.8
4b/6p	Flat	99	90	94.5	99
5b/7p	Flat	105	105	110.3	115.5
2b/4p	Maisonette	70	75.5	79.3	83.1
3b/5p	Maisonette	86	85.5	89.8	94.1

	e				
4b/6p	Maisonette	99	96	100.8	105.6
5b/6p	Maisonette	N/A	111.5	117.1	122.7
2b/4p	House	83	79	83	86.9
3b/5p	House	96-102	89.5	94	98.5
4b/6p	House	107-113	97	101.9	106.7
5b/7p	House	117-123	114.5	120.2	126

126. In terms of unit sizes 99% of units meet the relevant minimum requirements outlined in the SPD and AAAP. A total of seven two bed/four person private flats fall below the AAP minimum requirement of 73.5sqm by 0.5sqm. The shortfall in this case is very minor and the units will still exceed the requirements of the SPD. Additionally there are two two bed/three person flats that fail to meet the AAAP minimum requirement of 66sqm for social rent tenure by a total of 1sqm. Again this shortfall is minor and the units will still exceed the minimum SPD requirement. It is considered that the proposed accommodation will meet the expectations of the AAAP, and will provide generous flat sizes.

127. In terms of layout the proposed units are considered to be of a high standard across the FDS with a mix of open plan living/kitchen/diners and units with separate kitchen/diners and living rooms to offer choice to potential occupiers. In terms of core access most blocks have an upper limit of five/six flats per core with the exception of building B on Block 4 which has deck access duplex units on every second floor. This results in nine units sharing access from a single core however this is considered acceptable given that duplex units will be provided. The ceiling heights will be generous with heights in excess of 2.6 metres.

Dual Aspect accommodation

128. There is an expectation in the AAAP that a minimum of 75% of apartments will be dual aspect with cross ventilation. The current proposal will provide 70% of apartments and maisonettes/duplex units as dual aspect with cross ventilation whilst 100% of the houses will be dual aspect. Whilst this falls slightly short of the AAAP expectation this is recognised as one of the challenges of providing a dense perimeter block style development and the shortfall is not considered to result in poor quality living accommodation. On balance the level of dual aspect is acceptable.

Wheelchair housing

129. London Plan Policy 3.8 – ‘Housing Choice’ requires at least 10% of new housing to be wheelchair accessible or easily adaptable for wheelchair users.

130. Saved Policy 4.3 of the Southwark Plan also seeks to secure 10% of new housing as being suitable for wheelchair users.

131. A total of 97 units suitable for wheelchair users will be provided throughout the FDS which equates to 11.6% of all units. The wheelchair housing is being provided as a mix of fully fitted units adapted for wheelchair use, units which are wheelchair adaptable and the Extra Care units within the following blocks:

- Extra Care (Block 1) – 50 wheelchair units
- Learning Disabilities (Block 2) – 7 wheelchair units
- Other residential (Blocks 3-6) - 40 wheelchair units

132. Given that more than 10% of all units are being provided as wheelchair accommodation it is considered that the FDS is policy compliant with regards to accessible housing. Details of the Marketing Strategy for the private market wheelchair units will be secured in the S106 Agreement as will the scheme of adaptation and agreed level of fit out.

Daylight and sunlight

133. Residential developments should maximise sunlight and daylight within the new dwellings. A lack of daylight can have negative impacts on health as well as making the development gloomy and uninviting. Maximising sunlight and daylight also helps to make a building energy efficient by reducing the need for electric light and meeting some of the heating requirements through solar gain. Single aspect north facing dwellings should always be avoided. Developments should meet site layout requirements set out in the Building Research Establishment (BRE) Site Layout for Daylight and Sunlight – A Guide to Good Practice (1991).
134. Daylight provision in new homes may be measured using the Average Daylight Factor which is the measure of the overall amount of daylight in a space with a recommendation of 5% ADF for a well daylit space and 2% for a partly daylit space. In rooms attaining less than 2% ADF electric lighting is likely to be needed. The BRE recommend that the following minimum values should be attained.

Table 26

ADF Requirements	
Room Type	Minimum ADF
Kitchen	2%
Living Room	1.5%
Bedroom	1%

135. The applicants have undertaken a detailed daylight and sunlight study to quantify the levels of daylight that will be received by the new dwellings. The results of the study are detailed in Table 27 below;

Table 27

	Average Daylight Factor Results				
	No. of rooms tested	Pass	% of passes	No. of rooms failing	% of failures
Block 1	280	192	67%	88	33%
Block 2	191	182	95%	9	5%
Block 3	177	167	94%	10	6%
Block 4	638	561	88%	77	12%
Block 5	701	531	76%	170	24%
Block 6	542	412	76%	130	24%
Total	2529	2045	81%	484	19%

136. A total of 81% of rooms across the FDS will achieve ADF levels that either meet or exceed the minimum requirements of the BRE. Given the highly urbanised environment and the form of development required by the AAAP, achieving full compliance of ADF is a challenge and in order to have a fully compliant scheme it is likely that building heights and footprints would need to be much reduced which in turn would significantly reduce the level of housing that could be provided.

137. It is noted that Block 1 has the lowest results with 88 rooms failing to meet the BRE ADF targets. It is worth noting that 69 of these rooms relate to bedrooms and many of these failures can be attributed to the fact that the Extra Care units are accessed from a glazed corridor that the bedroom windows look out onto and this will have reduced ADF's accordingly. These bedrooms are within dual aspect flats which will have access to good light levels to the kitchen/living rooms and the glazed corridors have a much wider purpose than simply providing access to the flats as they are envisaged as a communal amenity space where residents can sit with views out onto the private courtyard gardens and will be a benefit to future occupiers of these units.
138. Blocks 5 and 6 also have low overall ADF levels at 76% compliance on both blocks. Block 5 has 170 rooms that do not meet the BRE ADF target and 46 of these rooms are bedrooms. Likewise Block 6 has 130 rooms that fall short of the target with 33 of these rooms being bedrooms.
139. It is acknowledged that failure to achieve full compliance with BRE guidance for minimum ADF levels is a less positive aspect of the proposal, however this needs to be considered in the context of the wider quality of accommodation in terms of size, mix, layout and affordable housing, which are all important material considerations. Overall, the light levels will not compromise the enjoyment of these generous flats to any significant extent.

Privacy and overlooking

140. Appendix 6 of the AAAP expects proposals to ensure that the privacy of occupants is protected without compromising the ability to create a compact urban neighbourhood. This issue will inevitably be most challenging on the plots which are developed to the higher densities. It does not set out specific requirements for separation distances, but references the Residential Design Standards SPD. In terms of privacy and overlooking it is considered that the FDS will provide a high standard of living accommodation. The minimum building face separation distances on the East-West Street (12m), north-south street/green links (15-18m) and community spine (12m) all meet the SPD requirements for buildings fronting the street. The separation distances within the four perimeter blocks (Blocks 1, 4, 5 and 6) is acceptable with Blocks 4, 5 and 6 exceeding the 21m minimum rear-rear separation distance outlined in the SPD, with distances across the courtyards of up to 38m which will create open and pleasant amenity spaces that will contribute significantly to the quality of accommodation and are welcomed. Block 1 includes the Extra Care flats, as well as a number of general needs flats in the southern wings. The Extra care flats are accessed via wide glazed walkways along the inner face of the courtyard. These act effectively as 'streets' linking the extra care flats. The bedrooms of each unit face onto these walkways. The distance between the bedroom windows across the courtyard is 20 metres. There is one point at which the distance between habitable windows for the general needs flats reduces to 14 metres, but generally the distance is between 17m and 20m. In this context, this is considered acceptable and will maintain a reasonable level of privacy.
141. At its closest point the separation distance between the rear faces of the terraced dwellings is 12m. However, this is limited to the ground floor level, and at upper levels the buildings are set back, and the internal layout on the upper floors has been configured to place the main habitable rooms (i.e. the bedrooms and living spaces) on the street frontages and the stairs and bathrooms to the rear. This has enabled the privacy to be maintained, even with the inclusion of first floor terraces at the rear of the houses. It is acknowledged that there will be some unavoidable overlooking from the flatted building at Block 3 to the rear gardens of the terraced dwellings however this is

not considered to be a significant threat to the enjoyment of these spaces or the overall amenity of these dwellings, and is typical in urban areas.

Amenity space

142. AAAP Policies PL5: 'Public open space', PL6: 'Children's play space' and PL7: 'Private amenity space' of the AAAP all seek to provide high quality and meaningful public and private space that includes provision for childrens' play. Appendix 6 – Design guidance also sets out the minimum space standards for all residential accommodation and private/communal amenity space.

Private amenity space

143. The AAAP Appendix 6 requires at least 6sqm private amenity space for one and two bedroom flats with the remaining units being required to meet the minimum private amenity space standards set out in the SPD Residential Design Standards.
144. The SPD requires flats with three or more bedrooms have a minimum requirement of 10sqm. With regards to houses, the SPD seeks private gardens that are at least the width of the house, extend at least 10 metres in depth and provide 50sqm of garden space. This requirement also applies to ground floor maisonettes. Any shortfall in the provision of private space should, under the SPD, be provided as part of an enhanced communal amenity space provision.
145. In the FDS scheme, all houses have private rear gardens plus first floor terraces, and all flats and mainsonettes have either a private rear garden or a balcony, and all additionally have access to a communal courtyard within their block.
146. Block 1 – Of the 50 Extra Care units, three have balconies in excess of 10sqm with the remaining 47 having balconies measuring 5sqm. The remaining units within Block 1 are social rented flats and maisonettes. Of the flats, a total of 32 units have balconies measuring 7sqm, four have balconies measuring in excess of 10sqm whilst the four maisonettes have private rear gardens of 15sqm backing onto a communal courtyard. No general needs flat has less than the 6sqm minimum required by the AAAP for 1 and 2 bedroom units. The provision of private amenity space within Block 1 is considered acceptable and the overall private amenity space shortfall of 386sqm is added to the minimum 50sqm communal amenity space requirement.
147. Block 2 – In terms of private amenity space the seven Learning Difficulties units each have a private amenity space provision of 6sqm which meets the AAAP requirement. In terms of the terraced dwellings all but eight have in excess of 50sqm private amenity space made up of rear gardens and first floor terraces and those that fall below the 50sqm requirement only fall slightly below with areas all in excess of 40sqm. Only 1 of the houses has a garden in excess of 10 metres in depth however this is acceptable with the overall level of amenity space being provided a positive aspect of the dwellings. The overall shortfall in private amenity space for Block 2 is 28sqm which is negligible given the nature of the block as predominantly terraced housing.
148. Block 3 – As with the terraced dwellings in Block 2, all have private amenity space in excess of 40sqm with five exceeding the 50sqm requirement. Again, none of the dwellings meet the minimum depth of 10sqm however this is recognised as a significant challenge in a highly urbanised area and the overall private amenity space areas being provided are welcomed. In terms of the flatted block only one unit falls short of the minimum 6sqm and the shortfall is marginal at 0.5sqm. The overall shortfall in private amenity space for Block 3 is 24sqm which is negligible given the nature of the block as predominantly terraced housing.

149. Block 4 – All of the ground floor maisonettes have private amenity space in the form of front or rear gardens. The remaining flatted units and duplex units all benefit from balconies or terraces. Several of the one bedroom units fall below the minimum 6sqm requirement but the shortfall is in the range of 1-0.3sqm which is not significant and is added to the communal amenity space. All of the units with more than two bedrooms have at least 10sqm private amenity space and this contributes to a high standard of living accommodation. The overall private amenity shortfall for Block 4 is 638sqm and this is added to the communal amenity space requirement.
150. Block 5 – Like Block 4 all of the maisonettes at ground and first floor have either front or rear private amenity space and all upper level units benefit from private amenity space with the majority of one and two bedroom units achieving at least 6sqm although it is recognised that some will only benefit from 5sqm. Of those units with more than two bedrooms several fall short of the 10sqm requirement but not significantly, with shortfalls in the region of 1-2sqm. As before the private amenity space shortfall is added to the communal amenity space requirement and in this case the shortfall is 651sqm.
151. Block 6 – Front and/or rear gardens are provided to all ground floor units with all flatted/duplex units achieving at least 5sqm of private amenity space. Several of the units with more than two bedrooms fall short of the 10sqm private amenity space, but achieve at least 7sqm. The private amenity space provision for Block 6 is considered acceptable and the shortfall of private amenity space which is 471sqm is provided as part of the communal amenity space.
152. The private amenity space is acceptable across the blocks, and Blocks 1, 4, 5 and 6 benefit from generous communal courtyards with high amenity value, as discussed below.

Communal amenity space

153. The AAP makes no specific requirement in terms of the quantum of communal space, but sets out guidance about the design and layout of the spaces. The Residential Design Standards SPD states that each development (and in this case it would be reasonable that this should apply to each block) should provide a minimum of 50sqm of communal space, in addition to any space required as a result of shortfalls in private amenity space. The communal amenity space requirements and provisions are set out in Table 28 below.

Table 28

	Communal Amenity Space			
	Minimum Requirement (sqm)	Private Amenity Shortfall	Combined Requirement	Total Provision
Block 1	50	386	436	964
Block 2	50	28	78	71
Block 3	50	24	74	0
Block 4	50	638	578	1326
Block 5	50	651	701	1216
Block 6	50	471	521	1018
Total	300	2088	2388	4595

154. It is noted that Block 2 and 3 do not provide any communal amenity space for the terraced dwellings which have private front and rear gardens. New houses do not have a requirement to provide communal amenity space and the space requirement for Blocks 2 and 3 in Table 28 above relates to the flats in those blocks. The position of the Learning Difficulties building and the flatted block fronting Portland Street as bookends to the terraced housing precludes them from providing meaningful communal amenity spaces, although both blocks benefit from nearby public park spaces. Overall, the scheme delivers almost twice the required level of amenity spaces. The small number of flats that fall short benefit from new public spaces close by, and overall the amenity space provision is a very positive aspect of the proposal, meeting the AAAP requirement to provide residents with high quality living environments with places to relax, play and enjoy.

Public open space

155. The AAAP envisaged that new development in the action area core must provide a high quality network of public open spaces of different sizes and functions which link well together and contain good pedestrian and cycling routes.
156. One of the aims of the AAAP was the provision of three green fingers, one of which was located within the FDS. The current proposal for the FDS includes a new public park at Westmoreland Park, linking to the civic space of Westmoreland Square. A further area of public open space is provided at Portland Park as well as landscaped areas on Albany Road to the south of Block 5 and the tree lined north south streets through the site. This provides a well linked network of open spaces in place of a formalised Green Finger and allows for a more proportionate dispersal of open space throughout the site which in turn has allowed more trees to be retained. The overall quantum of public open space being provided on the FDS equates to 3975 sqm. Public open space will be considered in further detail in the design section below.

Sunlight to amenity spaces

157. BRE guidance recommends that for outdoor amenity areas to be adequately sunlit throughout the year at least half of a garden or amenity area should receive at least 2 hours of sunlight on 21 March.
158. In terms of the communal courtyards within Blocks 1, 4, 5 and 6 only the courtyards within Blocks 4 and 5 achieve the minimum requirement of at least 50% of the space receiving at least 2 hours sunlight on the 21st March.
159. The courtyards of Block 1 and 6 will achieve 2 hours of sunlight on the 21st March across 39.6% and 26.7% of their respective areas and as such fall below the 50% target. Whilst this does not mean the amenity space is of poor value it does mean that the greater proportion of the courtyards will be in the shade and as such careful consideration will need to be given to the type and form of landscaping that will be provided within these communal areas to allow them to be used effectively throughout the year.
160. Blocks 2 and 3 both contain a significant amount of terraced housing with private rear gardens. These gardens are located between the rear facades of the blocks of terraced dwellings which face north and south away from each other. Of these 49 private amenity spaces only three meet the March target with the rest of the gardens in the shade as a result of shadows cast by the taller elements of Blocks 4 and 5. During the summertime, when amenity spaces will be more intensively used, all but two will be well lit in terms of having in excess of 50% of the area receiving at least two hours of sunlight.

161. Of the amenity spaces that fail to meet the March target, there are 26 spaces that do not receive any sunlight on the 21st March and will be completely in the shade. As is the case with the courtyards of Block 1 and 6, this does not mean that the amenity space is unusable for this part of the year subject to careful landscaping considerations.
162. Achieving compliant sunlight levels within the private and communal amenity spaces on the FDS has been a challenge largely due to the need to provide a significant uplift in housing units and density whilst meeting the townscape objectives of the AAAP which sought taller development along the park edge, perimeter blocks and then lower density housing towards the north of the site to manage the transition between high and low density areas. Having the taller buildings to the south of the site results in long shadows being cast which has resulted in many amenity spaces being in the shade. The FDS is providing high quality housing within the design specifications of the AAAP and it is considered that amenity space sunlight is acceptable on balance when acknowledging the design requirements of the AAAP and the benefits of the scheme in terms of high quality housing.
163. Westmoreland Park and Westmoreland Square both meet the BRE sunlight targets for March and as such will be well lit public spaces.
164. Child play space provision
Policy 3.6 of the London Plan requires development proposals to make provision for play and informal recreation based on the expected child population generated by the scheme. Further detail is provided in the Mayor's Play and Informal Recreation SPG (2012). Southwark's Residential Design Standards SPD states that a minimum of 10 sqm of play space per child bed space should be provided. This requirement is echoed in AAAP Policy PL6: Children's play space.
165. Based on the methodology contained within the Mayor's Play and Informal Recreation SPD, the FDS could support a child population of 422 generating a total playspace requirement of 4,220sqm. This is shown in additional detail in Table 29 below.

Table 29

Play Space and Informal Recreation				
Age Group	Child Yield	Requirement (sqm)	Proposed on-site provision	Identified Areas
Under 5's	160	1,600	2,210	Communal gardens, doorstep play areas and private gardens
5-11	150	1,500	1,494	Westmoreland Square and Portland Street Park
12+	113	1,130	Off-site	Burgess Park
Total	422	4,223.5	3,704	

166. As it stands the FDS is policy compliant in terms of on-site play space provision for the under 5's age group. For the 5-11 age group there is a negligible shortfall of 6sqm and as such this is considered to be acceptable. It is noted that recreation space for the 12+ age group will need to be provided off-site as there is a 519.5sqm shortfall on total on-site provision. The shortfall of 519.5sqm is considered to be acceptable given the location of the development alongside Burgess Park and given the opportunities that Burgess Park presents in terms of playspace for this older age group. The shortfall is acceptable in this instance subject to a financial contribution of £78,369 being made towards additional or improved play facilities in Burgess Park.

Design

167. The AAAP contains a series of design policies which seek to create the vibrant and attractive neighbourhood aspired to under the overarching objective for the area. Development proposals are expected to be in general compliance with the AAAP masterplan. In terms of the FDS, this would include:
- Albany Road as a calmed route alongside the park;
 - An east-west community spine, envisaged as a pedestrian and cyclist focused street linking many of the facilities in the area;
 - Westmorland Square, a new plaza to provide a setting for new community facilities and shops; and
 - One of the three 'Green Fingers' providing high quality open space linking Burgess Park with the rest of the area.
168. Appendix 6 of the AAAP provides more detailed guidance on design, including matters such as street design, tall buildings, and elevational treatment.
169. These detailed policies for the Aylesbury area can be read in the context of the broader requirement for high quality design in the NPPF, the London Plan, the Core Strategy, and the Southwark Plan.

Immediate context

170. The FDS sits between the recently completed 'Site 1A' development by L&Q on Bradenham Close, and Portland Street, beyond which will eventually lie the redeveloped Phase 4 buildings. In the short term, the new buildings here will need to have a satisfactory relationship with the existing flats on Portland Street. To the north lie the lower rise buildings on Westmoreland Road and Phelps Street. Fronting Portland Street are the listed terraces within the Liverpool Grove Conservation Area.

Urban structure and site layout

171. The masterplan at Figure 5 of the AAAP shows the FDS laid out as a simple grid containing three plots, with one Green Finger running north-south through the centre of the site. Policy PL2 'Design Principles' expects that development should follow the layout shown in the masterplan, as well as conforming to the design guidance in Appendix 6.
172. The submitted layout deviates from the AAAP masterplan layout in several respects. Firstly, it lays out the site as six rather than four plots. Earlier iterations of the scheme assessed different layouts, but it was concluded that the submitted layout gave better permeability, larger courtyard sizes on the taller blocks to the south, and more opportunities for good quality open space. Secondly, the layout retains the Community Spine on the existing alignment of Westmorland Road. This improves pedestrian links

towards the shopping centre at Walworth Road, creates a better layout for Westmorland Square, directs pedestrians past the new shops built as part of Site 1A, and enables trees on Westmorland Road to be retained on the new street. Thirdly, the layout does not include a Green Finger in the format envisaged by the AAAP. Instead, it includes two main green open spaces (known as Westmorland Park and Portland Park), and creates links to Burgess Park along tree-lined streets. This approach of using more defined open spaces, rather than the linear Green Fingers, is also taken across the Outline application, where the remaining two Green Fingers have not been included in the layouts.

173. A comprehensive review of the AAAP masterplan was carried out by the architects early in the design process. This concluded that whilst the masterplan had strengths in terms of creating a clear and well-ordered grid layout, and placed due emphasis on integration with the surrounding area, it could appear overly rigid. Each Green Finger was designed similarly in terms of the role and proportions, and there may be better ways of distributing open space to serve the new residents, particularly in locations further from Burgess Park.
174. The proposed layout for the FDS maintains the key objectives of the AAAP masterplan in terms of creating wide and attractive streets, and well-defined building blocks. However, it is considered that the adaptations improve linkages into surrounding streets and the open spaces will have clear and differentiated roles. The location of Portland Park also has the key advantage of retaining a group of high value trees, as well as providing an open setting for the tallest building on the site. The alignment of the Community Spine gives a clear demarcation to the enlarged Westmorland Square and better links to shops and bus stops.
175. The layout includes small off-sets at the junctions to deter rat-running and create interesting vistas, and clearly distinguishes public and private space. It is considered to meet the objectives of the AAAP, and the variations from the masterplan have positive benefits for the scheme.
176. The AAAP also seeks a variety of building heights across the FDS with taller elements along the park edge as well as two taller 'Local Landmark' buildings fronting Albany Road with heights reducing incrementally northwards to provide a shift in density from higher to lower density housing.

Building types and heights

177. AAAP Policy PL:3 Building block types and layout expects buildings to conform to one of the following building types:
 - Perimeter block
 - Mews block
 - Special building – a unique design containing a landmark building or special community use.
178. The FDS contains three true perimeter blocks (Blocks 4-6); Block 1 also follows a perimeter typology although it is open on its southern side. The AAAP had no typology for terraced housing, instead describing terraces as mews. The four terraces of houses on Blocks 2 and 3 provide the lower rise, lower density housing expected to be accommodated in the Mews, but are more open to the street. With regards to 'special buildings' the FDS demonstrates how these may take several forms. Firstly Block 1 which contains a community use and addresses the two new public spaces which it intersects (Westmoreland Square and Westmoreland Park). It has a distinctive façade

with shallow arches. This creates a landmark on the public space. The three taller buildings on the Park frontages would each be described as 'special' buildings under the AAAP, and each would need to be of the highest design quality given their visibility across the Park. These buildings are discussed further below.

179. The AAAP Policy PL4 'Building Heights' states that heights towards the north of the sites should generally be between 2 and 4 storeys in order to respect the setting of the Conservation Area and the heights would rise towards the south with heights here and along Albany Road of between 7 and 10 storeys. Figure 10 shows two local landmark buildings on the Albany Road frontage, between 10 and 15 storeys high. The submitted plans show three tall buildings along the Albany Road frontage, ranging from 14 to 20 storeys. Therefore, whilst the general distribution of height is in line within the AAAP, the number of tall buildings, and the height of the taller two, exceeds that which was envisaged.
180. The taller buildings are placed at the south-eastern corners of Blocks 4, 5 and 6, with the tallest building on the corner of Albany Road and Portland Street, within Block 4. The outline application then indicates another tall building on the opposite side of Portland Street, within Phase 4. It is considered that this arrangement of tall buildings would create an interesting and distinctive edge to Burgess Park, with the tall elements being viewed as individual and elegant features on the skyline. The height of the intervening blocks, between the towers, is lower than the 7-10 storeys suggested in the AAAP, and as a result the composition is more dramatic, with the towers reading as singular elements along a more moderate frontage. It is noted that the FDS contains two of the existing taller blocks within the Aylesbury, namely Chiltern and Bradenham. These are long, linear blocks which, whilst lower than the proposed towers, have a more imposing presence due to their sheer bulk. In views along Albany Road the current blocks dominate views because of their mass; the proposed buildings sit on much smaller footprints creating a more slender profile. In the submitted views analysis within the ES, the impact of the buildings is described as minor beneficial. The inclusion of the taller buildings has enabled the FDS to get closer to the AAAP target for the site of 880 units, without placing undue pressure on the sites closer to the more sensitive northern context. Subject to high quality design, it is concluded that the higher number of tall buildings is acceptable as part of the site layout.
181. The principal features of each block are described below.
182. Block 1
Block 1 is located at the north east corner of the first development site and will be a principal entry point for this part of the redeveloped Aylesbury. This building will be prominent when viewed approaching from east or west along Westmorland Road and from the north along Queens Row. It contains the community use, which has a prominent frontage to the enlarged Westmorland Square. The Extra care flats are accessed from a glazed link on each floor, which also serves as a social space. This gives a very open and active façade to the courtyard. The block is open to its southern side, improving light penetration.
183. Blocks 2 and 3
The houses and flats on Block 2 and 3 front onto Westmorland Road and the new east-west street, with their rear gardens sitting between the terraces. This traditional layout references the historic road plan of the original 19th century streets to the north.
184. The terraced housing ranges from three to four storeys in height with the four storey block of flats for adults with Learning Difficulties forming the western bookend to Block

2 and a six storey flatted block forming the eastern bookend to Block 3. The Learning Difficulties block is consistent in height with the adjacent terraced housing. The eastern flatted block steps up considerably from the three storey terraced housing to five storeys with a sixth set back however this increase in height is managed successfully as a result of a 6m separation from the terraced housing (on Westmoreland Road). This flatted block is considered to be a suitable termination of the terraced housing and will provide a transition to the higher density developments to the south on Portland Street (Block 4) and to the likely scale of development that will be located adjacent on the east side of Portland Street as part of the Outline Scheme

185. Also adjacent to this six storey flatted block are the listed buildings and wider Liverpool Grove Conservation Area. The relationship between the old and the new is effectively managed, and the setting of the Listed buildings is improved by comparison with the existing Chiltern block.
186. Blocks 4 and 5
Blocks 4 and 5 are perimeter blocks that contain undercroft parking surrounded by ground floor maisonettes and entrance lobbies. The appearance of the buildings from the street is open and positive as a result of the maisonettes/duplex units which look onto the street giving these larger blocks a more human scale. These maisonettes have private rear gardens within the podium courtyard at first floor level.
187. Block 5 contains the CHP energy centre that will serve the FDS and concerns were raised with the applicants regarding the energy centre facades that were previously treated with perforated brickwork. Following further discussion with the applicant this was amended to a decorative metal screen which balances the need for ventilation and maintenance of the energy centre plant with the need to provide a suitable design response to the street and the surrounding buildings.
188. In both blocks a break in the building facades on Albany Road gives the opportunity to bring the courtyard garden forward to the building face, and double height entrance lobbies for the towers provide views up through the lobby to the garden for those entering the building but also as glimpsed views for passers-by.
189. Block 4 is set back from Albany Road and Portland Street in order to retain high value trees on both frontages, which are then set in landscaped areas to enhance the setting of these buildings.
190. Block 6
Block 6 is arranged around a ground level central courtyard with views into the courtyard from Albany Road and the new east-west street. As well as flats and maisonettes it accommodates the Gas Pressure Reduction Station, and care has been taken with the design to integrate this utilitarian structure into the street scene through landscaping and materials.
191. Elevational design and appearance
The buildings on the FDS have been designed by three firms of architects coordinated by one lead architect. This collaboration has the advantage of creating architectural diversity and interest whilst avoiding any strident clashes of form or approach. It also means that some consistency can be maintained between blocks facing each other across new streets; the streets are treated as unified places.
192. There are a number of overarching design principles which unify the buildings. These support the 'normative' approach explained in the AAAP – that the area have a

consistent rhythm, order and harmony founded on shared design principles, into which special buildings would act as visual focal points.

193. All buildings are outward looking, with a clear relationship with the street. All residential buildings have a two storey 'base' level; these are maisonettes rather than ground floor flats. Each has a front garden setback to ensure privacy, with low walls and railings or hedges. All ground floor units have their own front door onto the street, increasing the level of activity and natural surveillance. Each building within the block has its own clear identity, distinguished in terms of its brick type, balcony arrangement and detailing; each of these blocks has a generous entrance door and lobby for the upper level flats, giving the block a clear street address. Brick is used as the primary facing material, varied in colour and tones across the blocks but also used to create texture and decoration. The shifts in block heights and roof lines add interest in the long views down the streets and across spaces, as well as reinforcing the experience of a series of distinct buildings.
194. Block 1, which contains the community use, appropriately has a more distinctive and decorated façade, identifying as a public building facing the Square. The shallow arches and colonnaded effect add depth and variety, pleasing as one of the first buildings to be seen in approaches to the area from Camberwell Road.
195. These design features are used in a restrained manner, but give sufficient interest to ensure a clear identity can be created. They are consistent with the guidance in the Design Code for the Outline application, so give an indication of the level of design quality which can be achieved across the wider neighbourhood, although differentiated to respond to the various character areas.
196. The overall design complies with the design policies and guidance in the AAAP and is a positive aspect of the application. It is also consistent with the broader design policies in the London Plan and the Core Strategy. It achieves the NPPF aim of ensuring that good design should contribute positively to making places better for people.

Tall buildings

197. There are three tall buildings, at 14, 18 and 20 storeys, on the FDS fronting Albany Road. There are other buildings within Blocks 4, 5 and 6 which stand just above 30 metres high, and so could be defined as tall buildings under the Southwark Plan Policy 3.20.
198. As set out above, the three tall buildings on the Park Edge fronting Albany Road are considered to be well-positioned in relation to the overall site layout, and to make a positive contribution to the townscape. AAAP Policy PL4 'Building Heights' sets out specific guidance for the design of tall buildings in the Aylesbury area. The key considerations are that they should be:
 - Slender, and attractive from all angles;
 - Have visual separation from adjacent development;
 - Sit in generously proportioned public realm;
 - Have a sculpted and visually interesting top to provide a vibrant skyline;
 - Use high quality materials;
 - Be mindful of microclimate effects.

199. The two taller buildings sit perpendicular to each other on adjoining sides of a new green space on Albany Road. It is envisaged that they will eventually be joined by a third tower on the eastern side of Portland Street, once Phase 4 is developed.
200. The two buildings on the FDS have a clear visual relationship but each has a distinct identity. Each has a similar footprint, with a simple rectangular form, and a double height base containing a generous double height lobby with views to the courtyard gardens. Each has a space to its west where the courtyard garden is allowed to project forwards to the edge of the block, overlooking Burgess Park. Each has a façade based on a layered grid, with inset balconies. The distinctive identities emerge in the detail of the façade materials and proportions.
201. The Block 4 tower is the taller, at 20 storeys. It is the more decorative of the towers, using a distinctive motif on the lower levels; the architects have sought local references to ensure this motif is meaningful and has longevity. It has a lighter appearance with a highly glazed facade and a relatively slimline framing system. It also has an open framed roof garden, which lightens the top of the building in long views, giving the top a more recessive appearance.
202. The Block 5 tower is slightly lower at 18 storeys, but has a similar language in terms of the layered grid façade. However, in this building the framing elements are stronger, giving a more 'carved' appearance; the degree of contrast creates a satisfying sense of difference without risking incoherence.
203. The 14 storey building on Block 6 sits on the corner of a ground level courtyard garden, rather than a podium, but still includes a two storey base level and a tall entrance lobby. In other respects this building reads simply as a part of the perimeter block rather than a separate building.
204. The other taller elements, although slightly over 30 metres high, are not significantly taller than their surroundings, and so may not be considered 'tall' under Policy 3.20. They act to emphasise key corners/junctions in the townscape, but would not be perceived as tall buildings in their own right. Their proportions, design quality and locations are appropriate in terms of guidance for tall buildings, and they make a positive contribution to the variety of forms across the FDS.
205. The tall buildings are considered to meet the requirements of Policy PL4, and the design guidance in Appendix 6. They will make a positive contribution to identifying key junctions and act as focal points in views around the area. In views across Burgess Park, where the tree cover will often shield views of the lower level buildings, each tower will be seen as an individual element, but part of a clearly identifiable linear cluster. The design quality and choice of materials, and key elements such as the framed roof gardens and double height lobbies ensure that they will be distinctive and interesting contributors to the townscape.
206. In terms of their location, design quality, and contribution to the public realm they would also comply with the broader design requirements of Policy 7.7 of the London Plan and 3.20 of the Southwark Plan.

Public open space and landscaping

207. The FDS application would expand and complete the Westmorland Square plaza, the first part of which was laid out within Phase 1A. It is a hard surfaced civic space, able to accommodate community events and activities. This is consistent with the vision in the AAAP. Westmorland Park is linked to the Square, but is a green space,

incorporating play facilities and seating beneath trees. It sits on one of the tree-lined streets which link the area to the north with Burgess Park. It serves a purpose similar to those envisaged for the Green Fingers, and although of a smaller scale, it is considered successful in providing for relaxation or play in a more intimate scale than Burgess Park.

208. Portland Park is a more open space facing onto Portland Street. It enables the retention of a group of high quality trees which stand in front of Chiltern, and could provide an opportunity for active play as well as greening this 'Quietway' route. Setting back the building line at this point safeguards options for junction improvements on Albany Road/Portland Street if these are needed to improve cycle safety.

Heritage impacts

209. The FDS is not located within a Conservation Area. It is however, immediately south of the Liverpool Grove Conservation Area. The Addington Square and Cobourg Road Conservation Areas are also within view of the site. Within the Addington Square Conservation Area is a designated London Square; Addington Square. Further to this, English Heritage requested an assessment of the impact of the development proposals on the Grosvenor Park Conservation Area.
210. While section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 does not strictly apply here, because no development is proposed within a conservation area, it nonetheless sets a useful test for judging the impacts of the proposed development on the neighbouring Liverpool Grove Conservation Area, as well as the Addington Square, Coburg Road and Grosvenor Park Conservation Areas. Section 72 indicates that, 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'. The analysis within this section of the report considers whether the application pays special attention to the desirability of preserving or enhancing the character or appearance of these conservation areas.
211. Furthermore, Saved Policy 3.18 of the Southwark plan (2007), 'Setting of Listed Buildings, Conservation Areas and World Heritage sites' seeks to effectively manage development to ensure that it will not have a detrimental impact on the *setting* of heritage assets, including conservation areas.

Liverpool Grove Conservation Area

212. The majority of this conservation area was built between 1903 and 1908. The urban form of the area is relatively dense, but generally low rise with flats fronting onto courts and quite broad streets of houses and maisonettes - many with their own gardens. The external appearance of the buildings is varied, designed as such in order to avoid the monotony of repetitive terraces. It is also characterised by mature tree planting in many of the streets.
213. The existing slab-block buildings of the Aylesbury Estate are visible from a number of vantage points within the Conservation Area. By virtue of their monolithic and unbroken appearance, strong horizontal emphasis, insensitive scale and unrelieved use of grey concrete they are considered to create a harmful backdrop to the conservation area that does not respond sensitively to the heritage asset and its setting. It is therefore considered that the replacement of the existing slab-blocks with more sensitively designed brick buildings, featuring greater variety and interest in their built form would result in an enhancement to the setting of the conservation area. This is particularly considered to be the case at the boundary between the conservation area and the existing estate, for example on Portland Street.

Addington Square Conservation Area

214. The Addington Square Conservation Area comprises an eclectic mix of 19th and early 20th Century buildings. Addington Square itself is a designated, formal London Square enclosed on three sides by terraces and semi detached housing with Burgess Park on the fourth side. Of the buildings enclosing the square, nos 7-11, 13-16, 33-42, 47 and 48 Addington Square are all Grade II listed and have substantial group heritage value. Bradenham is visible from most parts of Addington Square itself, but it is not visible elsewhere in the wider conservation area. The redevelopment of the estate and the replacement of the concrete slab of Bradenham are considered beneficial to the setting of the conservation area. The proposed development would represent a more sensitive backdrop to the conservation area, with a combination of buildings that would vary in size. Furthermore, finished predominantly in brick, the proposed development would have a warmer appearance than the grey concrete of Bradenham and would represent a more recognisable 'London' townscape typology. This is demonstrated in View 13 as assessed in the Visual Impact Assessment.
215. From the other listed buildings in the Addington Square Conservation Area, the FDS proposals would not be visible.

Cobourg Road Conservation Area

216. This small conservation area is found on the far side of Burgess Park, connected to Old Kent Road. Within the conservation area, Nos 29, 31, 47, 51, 53, 55, 61, and 63 Cobourg Road, Hanover House and Rosetta Place are all Grade II listed. The existing Aylesbury Estate, particularly the long, slab like Wendover Building (outside the FDS boundary) is visible from the conservation area, with the Burgess Park Lake dominating the foreground. The FDS proposals would be visible in the distance in views from this conservation area, partially screened by mature planting. Although the proposed development would appear taller than the existing Aylesbury Estate blocks, it would also be of reduced depth and appear more slender and more appropriate in terms of materiality, proportions and fenestration. As such, it is considered that the proposals would have a minor beneficial impact on views out of the conservation area and its setting. This beneficial impact is demonstrated in View 5, as assessed in the Visual Impact Assessment.

Grosvenor Park Conservation Area

217. This small conservation area to the west of Burgess Park and the south west of the existing Aylesbury Estate contains a mix of 19th Century buildings. Within the conservation area, Nos 21-36 Urlwin Street are Grade II listed. The conservation area is separated from the proposed development site not only by distance, but also by the physical barriers of the railway line and Camberwell Road. None of the existing buildings of the Aylesbury Estate within the outline application boundary or the proposed buildings are visible within the Conservation Area. As such, the impacts of the development on these heritage assets would be negligible and would not cause any harm to its significance.

Listed Buildings

218. In addition to the Conservation Areas, the development proposals also have the potential to impact upon the settings of a number of listed buildings. Of closest proximity to the FDS are Aycliffe House and attached railings, and the adjacent terrace of Grade II listed houses on Portland Street (nos 1-23 odd).
219. The impact of the proposals on the setting of this listed terrace has been assessed in the Townscape, Built Heritage and Visual Impact Assessment submitted in support of

the application. Both Aycliffe House and the terraced housing date from 1903-1914 and are finished in brick with stone dressings. The houses are two storeys in height, whilst Aycliffe House is three storeys. They are of heritage value not only for their physical appearance and built fabric, but their group value as part of the Brandon Estate, an example of “homely” working class housing erected by the Ecclesiastical Commissioners under the guidance of Octavia Hill. The existing concrete slab buildings of the Aylesbury Estate represent a stark contrast to the traditional domestic scale and materiality of these buildings, and from certain vantage points are considered to dominate their settings. The existing estate is therefore considered to have a significant, harmful impact on their heritage value. It is therefore considered that replacement with more sympathetically scaled, designed and detailed buildings, finished predominantly in brick, would represent an enhancement to the setting of these heritage assets. This beneficial impact is demonstrated in View 15, as assessed in the Visual Impact Assessment, taken from the eastern footpath of Portland Street, with the foreground of the view enclosed by the listed houses. The illustrative view of the FDS proposals show the built form stepping up sensitively from that of the listed buildings to the slender, and vertically proportioned 20 storey tower in the distance. As such, the proposals create a varied and layered backdrop to the listed buildings and wider conservation area, finished in appropriate and complimentary materials. They also allow the vast majority of the listed buildings’ roof profile to be read against the sky, rather than the grey concrete of Chiltern as in the current condition.

220. In the wider context, its potential impact on the setting of a number of other listed buildings has also been assessed. Those upon which the FDS would impact are discussed below.

Grade I

221. Church of St. Peter, West gates and Gate Piers, Liverpool Grove : This heritage asset, a fine example of the work of renowned architect Sir John Soane is some distance from the FDS, on the western side of the Liverpool Grove Conservation Area. It is considered to be of very high heritage value, as denoted by its Grade I listed status. However, the material submitted in support of the application demonstrates that the proposals would not be visible from this asset or its setting. The impact is therefore considered negligible. This is the same for the terrace of Grade II listed housing at nos 28 to 58 Liverpool Grove to the south of the church.

Grade II

222. Lime Kiln, Burgess Park: This is the only surviving structure from the Lime Works that once occupied this part of the Burgess Park Site. The concrete slab blocks of the Aylesbury Estate currently form an intrusive and insensitive backdrop to this important historic structure. Their redevelopment and replacement with more sensitively designed buildings would be considered an enhancement to the setting of this heritage asset.
223. Harker’s Studio, Queen’s Row: This three storey brick building was originally built as a workshop for theatrical scenery painting. It is to the north of the FDS, near the late 1920’s Ecclesiastical Commissioner’s Estate flats. The existing slab-block of Bradenham dominates the view south down Queens Row. Accordingly, the FDS redevelopment would result in an enhancement to the setting of this heritage asset. The more appropriately designed and scaled replacement buildings would enhance the setting through the greater degree of articulation and variety in built form proposed and the use of warmer, more traditional brick as the predominant facing material. As such, the proposed redevelopment would result in a more recognisable ‘London’ townscape typology forming the backdrop to the setting of this heritage asset.

Local Views

224. The impact of the proposed development on a number of local views (agreed with Officers through pre application discussions) has also been tested. Those in which the FDS would be visible are discussed below.
225. View 04; Eastern End of Albany Road: This view is taken from the eastern end of Albany Road, within the setting of an attractive terrace of cottages. The southern edge of the view is framed by mature planting along the edge of Burgess Park. A small amount of the FDS proposals would be visible in the distance, much of it screened by trees. The impact is considered minimal. Once the rest of the outline masterplan is developed, the FDS would be obscured.
226. View 05; Cobourg Road Looking West Over the Lake in Burgess Park and View 07; Burgess Park Bridge Looking West: View 05 is taken from Cobourg Road outside nos 61-63. View 07 is taken from the southern end of the bridge across the lake in Burgess Park. The FDS would be visible in the distance in both views, although much of it would be screened by mature planting, particularly at lower levels. The landmark tower at the junction of Albany Road and Portland Street would be visible, thus enhancing the legibility of the area. The removal of the slab like blocks of Chiltern and Bradenham would also enhance these views. The impacts are therefore considered beneficial.
227. View 09; East of the Almshouses in Burgess Park: This view is taken from a position to the east of the north wing of the Grade II listed Almshouses, looking west. The FDS proposals would be visible in the centre of the view, effectively creating a new backdrop to the scene. The landmark tower at the junction of Albany Road and Portland Street would be visible, thus enhancing the legibility of the area. The removal of the slab like Chiltern, would be beneficial, as would the use of brick as the predominant facing material. The FDS would create a warmer backdrop to the view that is more recognisable as a 'London' townscape typology. This would result in a reduced visual impact on the listed Almshouses.
228. View 11; Southwest of the lime Kiln on Burgess Park: This view is taken at the junction of paths within the park, southwest of the Grade II listed lime kiln, looking north towards Portland Street. The FDS proposals would become the focus of the view, with the landmark tower proposed at the junction of Albany Road and Portland Street terminating the pathway. Although this would be significantly taller than Chiltern that currently terminates the view, it would also be designed more sensitively with a greater degree of articulation and more appropriate use of materials. Given that it would demark an important junction and 'gateway' into the new development, it would also enhance the legibility of the area.
229. View 12; Burgess Park Looking North Towards the FDS: This view is taken from the junction of paths near the western end of Burgess Park, looking north. The FDS proposals would become the main focus of the view, providing greater enclosure to the park edge and defining the alignment of Albany Road. The design of the new buildings would be more appropriate to the context than the existing slab buildings of Bradenham and Chiltern, with a greater degree of articulation and more appropriate use of materials. As such, the FDS proposals would result in an enhancement to this view and the setting of the park.

230. View 13; Addington Square: This view is taken from within Addington Square looking north. The FDS proposals are visible on the other side of the park, but they are heavily screened by mature planting. As discussed above in relation to the wider impact of the proposals on the Addington Square Conservation Area, the replacement of the concrete slab of Bradenham is considered beneficial to this view. The proposed development would represent a more sensitive backdrop, with a combination of buildings that would step down in size. Furthermore, finished predominantly in brick, the proposed development would have a warmer appearance than the grey concrete of Bradenham and would represent a more recognisable 'London' townscape typology.
231. View 14; Western End of Albany Road: This view is taken from the western end of Albany Road, looking east. The majority of the view is dominated by the completed Phase 1A of the Aylesbury redevelopment. The FDS proposals would appear as a natural extension of this new built form, providing further definition to Albany Road and definition to the park.
232. View 15; Portland Street at northern edge of Michael Faraday School: This view is taken from the eastern footpath of Portland Street, looking south. The illustrative view of the FDS proposals show the built form stepping up sensitively from that of the listed buildings to the slender, and vertically proportioned 20 storey tower in the distance. As such, the proposals create a varied and layered backdrop to the listed buildings and wider conservation area, finished in appropriate and complimentary materials. They also allow the vast majority of the listed buildings' roof profile to be read against the sky, rather than the grey concrete of Chiltern as in the current condition.

Conclusion on heritage

233. Paragraph 128 of the NPPF requires applicants to describe the significance of any heritage assets affected by their proposals, including any contribution made by their setting. It states that *"the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."* It is considered that the assessment set out in the 'Townscape, Built Heritage a Visual Impact Assessment' submitted in support of the application is sufficient to meet the terms of that paragraph. In general, this material demonstrates that the proposed development would not result in any harmful impacts on the significance of the surrounding heritage assets and their settings. Indeed, it is considered that the removal of the insensitive, monolithic, concrete slab-block buildings on the existing estate and the proposals to introduce more sensitively designed, well articulated buildings, predominantly finished in more contextual brick would be beneficial to both listed buildings and conservation areas. The edges of the Liverpool Grove Conservation Area in particular would benefit from redevelopment of the estate.
234. As such, it is considered that the proposals comply with paragraph 137 of the NPPF which states that *"Local planning authorities should look for opportunities for new development ... within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably."* It is also considered that the proposals comply with Saved Policy 3.18 (Setting of Listed Buildings, Conservation Areas and World Heritage Sites) of the Southwark Plan (2007) as it would preserve or enhance the immediate or wider setting of listed buildings; any important view(s) of listed buildings; the settings of any conservation areas; or views into or out of any conservation areas.

Design Review Panel

235. The FDS proposals were previously assessed by the Southwark Design Review Panel. Both the FDS and Outline proposals have been presented to the DRP on three occasions with the last presentation being on 7th August 2014. The Panel noted that there were many aspects of the FDS which were positive, such as:
- A considered analysis of the immediate context;
 - Roof gardens to Towers;
 - Brick/cladding strategy for each phase;
 - Articulation intentions of the facades (formality/symmetry/ordering);
 - Encourage use of patterns and decoration – provided they have meaning;
 - Stepping up locally to respond to a place or pick up a view;
 - Deeper facades on taller buildings – a proportionate approach to façade depth;
 - The concept of a ‘family’ of buildings in a phase;
 - Giving Burgess Park a sense of enclosure – allowing it to expand across Albany Road;
 - Double-height entrances, particularly for larger buildings/blocks;
 - Maisonettes around the perimeter of blocks; and
 - Proportionality and order – blocks having an order that relates to their scale.
236. The DRP did raise concerns that the elevations of the FDS were similar in character and didn't express the individuality that would have come from being designed independently. Additionally there were concerns that the towers were too similar to one another. The Panel felt that more could be done to the design of each urban block to ensure that it was well integrated into the public realm. Overall however, the DRP endorsed the proposals for the FDS.
237. Subsequently the applicants have refined the design of both the urban blocks and the towers, particularly in terms of material finishes in order to give them a higher degree of individuality within their groups. In terms of integration into the public realm all of the ground floor frontages have small front gardens that will allow for additional planting and individuality that should complement the wider public realm, particularly the green links.

Conclusion on design

238. The redevelopment of the FDS is considered to meet the aspirations of the AAAP in terms of creating an attractive new neighbourhood, well connected with both the earlier housing to the north, and the previous phase of new development to the west. Where the layout has deviated from the AAAP masterplan, this is considered to have brought positive benefits in terms of connectivity and permeability.
239. In terms of building types the FDS will bring the AAAP vision to life through the provision of perimeter blocks, mews style terraced housing and landmark buildings. Each block is made up of a series of distinct and identifiable buildings, creating an interesting and dynamic streetscene as well as giving residents a clear street address. The use of the double height base and the front garden setbacks assist in giving the buildings a human scale, and the frequent front doors will improve surveillance and security. The material palette is robust and high quality, and is used to add further interest in terms of colour and texture.
240. The number and height of the landmark tall buildings is above that envisaged in the AAAP masterplan, but the buildings are considered to make a positive contribution to

the views from Burgess Park, the designs are distinctive and high quality, and no harmful microclimate effects have been identified. In the context of the wider scheme for Albany Road the distribution of height is appropriate, and the slender profile avoids the overbearing impact of existing buildings such as Bradenham.

241. The substitution of individual landscaped spaces and tree-lined streets for the Green Fingers is considered positive in terms of creating a variety of types of spaces, and more options to link pedestrians and cyclists into the neighbouring areas. It also reduces the number of trees lost through the redevelopment. The new landscape is of a high quality, including soft and civic spaces.
242. The collaboration of three teams of architects has produced a scheme which balances the 'normative' approach with the creation of a distinctive and liveable new neighbourhood. The overall design quality is a positive aspect of the application, and meets the expectations of policies within the AAAP, the London Plan, Southwark Plan and Core Strategy.

Archaeology

243. Based on a review of the baseline evidence there is a very low potential within the Site boundary for currently unknown archaeological remains to exist dating between the Prehistoric and Medieval periods. Where such buried archaeological remains are identified they are likely to provide more information on the nature and extent of settlement and activity within the wider area during these periods, contributing towards regional and local research goals. There is a moderate to high potential within the Site boundary for currently unknown archaeological remains to exist dating between the Post-medieval and Modern periods. Where such buried archaeological remains are identified they are likely to provide more information on the domestic, social and economic activity within the local area during these periods, contributing towards local research goals. During the demolition and construction phase, the assessment considered that the residual effects on any potential buried/surface archaeological remains are likely to be of minor negative significance where remains date between the Prehistoric and Medieval periods and negligible negative significance where remains date between the Post-medieval and Modern periods, following the implementation of mitigation measures which will include further archaeological works to be agreed by condition. The council's Archaeology Officer has been consulted and is satisfied that the proposals will have no adverse impact and as such no further planning conditions are required.

Impact on trees

244. London Plan policy 7.5 'Public realm' seeks opportunities for greening of the urban area, and policy 7.21 'Trees and Woodlands' expects existing trees of value to be retained and any loss replaced under a 'right tree, right place' approach. Core Strategy policy SP11 'Open spaces and wildlife' seeks to protect trees, and improve the overall greenness of places, and recognises that trees make areas more pleasant and attractive. The AAAP makes no specific mention of tree protection or retention. Appendix 6 expects trees to be selected for shade and outlook and biodiversity, and the use of semi-mature species to enhance the environment.

245. The applicant has submitted a tree survey dated September 2014, carried out by Tamla Trees based on the methodology in BS 5837. The council's Urban Forester has confirmed that the methodology and assumptions underpinning this survey are sound. The survey details the location, species, size, health and expected lifespan of each tree within the FDS. The trees are categorised under the standard classifications for grades, namely:
- Grade A – trees of a high quality and value, which make a substantial contribution to amenity. Usually have an assumed life expectancy of over 40 years;
 - Grade B – trees of a moderate quality and value, which make a significant contribution to amenity. Usually have an assumed life expectancy of over 20 years;
 - Grade C – trees of a lower quality and value, making an adequate contribution to amenity and with an assumed life expectancy of over 10 years;
 - Grade U – the condition of these trees means any existing value would usually be lost within 10 years – these would not be expected to be retained in redevelopments, so would not be a constraint.
246. The majority of trees on the FDS are relatively mature, and consist of a mix of street trees, trees in communal gardens, and a small number of trees in private gardens. The report notes that the soil quality around the estate is poor, containing spoil from the previous site clearance. This has impacted on the growth of the existing trees, which are smaller than would be typical for their age and species.
247. Officers have carried out several 'walkabouts' on the estate with the applicants' arboriculturist and landscape architect. Each tree was assessed, including its location, and the kind of ground it was rooted into. The conclusions informed the submitted Tree Strategy, which took account of the quality of the trees, their visual contribution, based on the location of trees within the site, and their ability to make a long term contribution based on their life expectancy. The FDS contains a total of 118 trees, as set out in table 30 below.

Table 30

	FDS Tree Strategy				
	Category A	Category B	Category C	Category U	Total
Trees Retained	1	11	5	0	17
Trees Removed	2	15	32	52	101
Total	3	26	37	52	118

248. The three Grade A trees consist of two London Planes, and one Lime tree. One Plane, on Albany Road, would be retained in a green space adjacent to Block 4. The other two Grade A trees would need to be removed to facilitate the construction of Block 5. The Grade B trees include a range of species including London Planes, elms, ash and limes; the retained trees are mainly on Portland Street, Albany Road and Westmorland Road where they are part of established groups and have the greatest visual impact. The removed Grade B trees mainly sit within the proposed building footprints, or in the areas covered by car parks and podium gardens. Despite efforts to adjust building footprints to retain key trees, the new street layout and increased density of the FDS has resulted in the loss of 101 trees. 52 of these trees are Category U trees (which would not be expected to be retained within a new development).

249. The applicants propose to plant replacement trees in streets and public open spaces, as well as in communal gardens and private rear gardens. A total of 215 new trees would be planted, in addition to the 17 retained trees, giving a total of 232 trees across the FDS. This is a net gain of 114 trees, although it must be recognised that the new specimens will be smaller than those they will replace. The applicants have provided an assessment of how this replanting would relate to current tree cover, taking into account both stem girth and canopy cover. The assessment demonstrates that, excluding the Category U trees, the planting strategy would result in a significant increase in stem girth, but a small shortfall (-4.5%) in projected canopy cover, although the growth of canopies in the long term may ensure eventual full replacement. This does not meet the London Plan expectation for an increase of 5% in canopy cover, and so it is important to consider the quality and amenity impacts of the proposed replacement trees, as well as the wider benefits of the development scheme.
250. The redevelopment will raise the opportunity to improve soil conditions for the trees, improving their long term health. The planting strategy uses trees to support the identity and character of individual areas, using trees appropriate to the new locations (the 'right tree/right place' approach). The landscape architect has made reference to the council's Streetscape Design Manual in selecting trees for the new streets, reinforcing the street hierarchy, and enhancing views. Suggested species for the new streets include Sweet Gum, Black Locust, Maples, Silver Birch and Beech. The open spaces include larger feature trees such as Tulip trees and Copper beech, whilst the communal gardens include birch, magnolia and fruiting trees. Many were chosen for their biodiversity value, and well as seasonal interest and colour. This meets the policy expectations to enhance the environment. Whilst details of the proposed trees have been provided it is reasonable to impose a landscaping condition in order to secure the final species selection and planting regime, and this will also allow for additional input from the council's Highways Team to ensure that street trees meet the requirements of the Southwark Street Design Manual.
251. The redevelopment of the Aylesbury estate aims to give the area a long term sustainable future. This applies equally to the trees on the site. Although the redevelopment involves the loss of a significant number of trees, many of these trees would have a limited future, or have poor form or signs of earlier damage. Some are planted in raised ground which would be difficult to incorporate into the new public realm. The planting of new trees to define the new streets and spaces, making a careful choice of species to add interest and support wildlife, will ensure that the trees grow with the new population, and will thrive in the new environment. This will achieve the overall aim of the AAAP to create a more attractive neighbourhood.

Transport

252. The AAAP sets out the various aspirations for the Aylesbury estate in terms of site layout and new street networks and these have been discussed in the design section above. The proposed new network of streets on the FDS is considered to improve legibility and connectivity. AAAP Policy TP3: 'Parking standards' (residential) states that the amount of car parking in development proposals should not exceed a maximum of 0.4 spaces per home averaged over the whole masterplan. This must take into account: the public transport accessibility level, consideration of transport for families and whether there is a negative impact on overspill car parking on the public highway and the availability of controlled parking zones.

253. London Plan Policy 6.13 intends to strike a balance between promoting new development and preventing excessive car parking provision whilst policy 6.9 aims to promote cycling.
254. Core Strategy Strategic Policy 2 'Sustainable Transport' aims to encourage walking, cycling and use of public transport to create safe, vibrant, attractive and healthy places for people to live.
255. Saved policy 5.1 of the Southwark Plan seeks to ensure that development is located near transport nodes, or where they are not it must be demonstrated that sustainable transport options are available to site users, and sustainable transport is promoted. In addition, saved policy 5.6 of the Southwark Plan requires development to minimise the number of car parking spaces provided and include justification for the amount of car parking sought taking into account the site Public Transport Accessibility Level (PTAL), the impact on overspill car parking, and the demand for parking within the controlled parking zones.

Site context

256. The FDS lies in the south west corner of the wider Masterplan area, bounded by Portland Street, Westmoreland Road, Bradenham Close and Albany Road, all of which are borough roads. The closest part of the Transport for London Road Network (TLRN) lies around 1km away, whilst Walworth Road, part of the Strategic Road Network (SRN) is 300m distant. Portland Street forms part of the London Cycle Network.
257. The site is directly served by one bus route (the no. 42); however additional routes lie within walking distance, on Walworth Road, and Albany Road east of Wells Way. The closest rail and Underground services are at Elephant and Castle. The PTAL is 4, on a scale of 1 to 6, where 1 is poor and 6 excellent. This is at the higher PTAL range in the Masterplan area and fits in with the desire of the AAAP to create higher density development within areas of higher public transport accessibility.

Site Layout

258. The AAAP sought a grid layout for the FDS with new north-south and east-west connections as well as a Community Spine to provide linkages to the wider masterplan area. Two new north-south routes are being provided and a new east-west route will be provided through the FDS. Westmoreland Road to the north will become the Community Spine which differs slightly from the location envisaged by the AAAP but is nonetheless acceptable. The new network of streets improves legibility, access, connectivity and meets the aim of the AAAP in terms of creating a grid layout for the FDS. Whilst it does not include the Green Fingers, it does include a series of tree-lined, traffic-calmed streets which provide safe and attractive pedestrian and cycling routes through the site.

Car Parking

259. Car parking for existing residents is currently provided as a mix of on street parallel parking bays, and off street garages and parking courts. Most of the off-street parking is managed by the Housing Department under the estate parking permit regime and garage leases. The parking on the public highway (for example on Portland Street) is managed by the Highways Team (Parking Shop) and is also available as metered parking for non-residents.
260. The FDS sits within a Controlled Parking Zone (CPZ) with additional pay and display parking on Portland Street and Albany Road.

261. The AAAP seeks a maximum of 0.4 parking spaces per unit across the whole of the action area core and this includes the FDS. The FDS provides a total of 287 car parking spaces which equates to a provision of 0.35 spaces per unit and is therefore in accordance with the AAAP target. Car parking will be provided as a combination of five off-street bays, 118 undercroft parking spaces within Blocks 4 and 5 and 157 on-street parking spaces. The on-street parking will include three car club parking bays. A total of 40 accessible parking spaces will be provided as part of the undercroft parking within Blocks 4 and 5 to serve the wheelchair housing (with the exception of the Extra Care and Learning Difficulties units).
262. An additional seven on-street bays will be provided for the Extra Care units and the Learning Difficulties facility. Whilst being on-street these bays will not be for general use as they will have a defined role and this will be set out in the Traffic Management Order. Five of these spaces have been allocated to the Extra Care units. Of these spaces, two will be used for drop-off, two will be parking for Doctors and one will be an ambulance bay. The additional two bays for the Learning Difficulties facility will be drop-off bays. The required amendments to the Traffic Management Order will be secured in the S106 Agreement.

Car Parking Allocations and Management

263. The applicant has explained that off street parking spaces in undercroft car parks will be privately managed and restricted to the residents in those buildings. All wheelchair units will be allocated an accessible undercroft car parking space. It is proposed that Blocks 1, 2, 3 and 6 will largely be reliant on on-street parking spaces. In this case demand is likely to outstrip supply based on the proposed numbers. As such strategy needs to be put in place to manage the demand for spaces as well as a mechanism to ensure any new parking stress does not disadvantage existing residents in neighbouring streets.
264. To manage the impact of overspill parking on adjoining residential streets it is proposed that a new Controlled Park Zone (CPZ) will be created that covers the entire regenerated Aylesbury Estate. This would ensure that all on-street parking generated as a result of these developments is contained within the new streets and within the existing estate boundaries. This would give reassurance to surrounding residents that their ability to park a reasonable distance from their own homes will not be adversely affected by any parking from these new developments. This is consistent with the approach in TP3 which expects parking levels to take into account the availability of capacity in nearby controlled parking zones.
265. The level of parking provided on the estate will in practice be contingent on the proposal of other street elements including the special bays for the Extra Care Facility and Learning Difficulties facility, servicing bays and pedestrian and cycle facilities. Future car ownership levels are likely to be affected by the new tenures and dwelling types and continuing trends towards increased public transport and cycle use. Nonetheless, in terms of the on-street parking bays, it is reasonable to assume that there will need to be a system to ration the allocation of spaces. For instance, if every new household across the FDS applied for a permit, then this would result in 5.4 cars per available on-street space. This may lead to conflict between residents, and complaints to the Highways Team. It is therefore recommended that the legal agreement secures a Parking Delivery Plan.
266. As the Parking Delivery Plan will be an estate wide strategy it will need to be agreed in the first instance for the FDS and would then be agreed for each phase brought forward

under the outline application. The following principles will underpin the detailed strategy which will be reviewed on a phase by phase basis with the FDS representing the first phase.

267. Firstly, no household would be entitled to more than one permit. In most parts of Southwark, households can apply for more than one permit, however, due to the limited availability of on-street parking within the estate, it is proposed that this would be an equitable means of distributing the permits.
268. Secondly, existing Aylesbury residents with a permit will be given priority, particularly as many will be rehoused in new homes on the estate and some of these residents will own cars, and may be reliant on them for work or family reasons. It is therefore proposed that, to avoid these residents being disadvantaged by the move, any relocating residents, who already have an estate permit or garage, should be able to apply for a permit under the new CPZ regime.
269. Parking provision should take into consideration transport for families in accordance with AAAP Policy TP3 'Parking Standards: Residential'. Therefore it will be necessary to restrict the quantity of permits available across the new CPZ by prioritising family units. Regular reviews of permit allocations and parking stress will be undertaken on a phase by phase basis and upon completion of the estate regeneration and will inform any future adjustments to the permit allocation policy.
270. The Parking Delivery Plan will detail the phasing of the new CPZ. The parking density will be regularly monitored and if parking levels are able to cope with a greater allocation this will be decided and amended at the appropriate time. Those residential addresses that are not allocated a permit will be designated car free and unable to receive a council on-street permit.
271. In addition to permit allocation, the Parking Delivery Plan will also detail:
- The location and design of all on-street car parking spaces;
 - The location and design of loading bays;
 - The location and number of car club bays;
 - Provision of ambulance, doctor and drop off bays;
 - The requirement for any pay and display parking;
 - The design and layout of off-street parking bays;
 - The allocation of off-street parking bays; and
 - The location and timings of the new CPZ including permit allocation.

Cycle Parking

272. The level of cycle parking provision within the FDS is outlined in Table 32 below;

Table 32

	FDS Cycle Parking							
	On street	Block 1	Block 2	Block 3	Block 4	Block 5	Block 6	Total
Two-tier cycle stand	0	70	0	0	206	154	12	542

Sheffield cycle stand	40	9	0	21	126	144	156	496
Private cycle parking	68	12	40	62	36	36	0	254
Total	108	91	40	83	368	334	268	1292

273. The cycle parking as proposed will include 40 on street Sheffield Stands for use by visitors. The remaining cycle parking is for use by residents and is provided as a combination of cycle spaces in front gardens (68 spaces) and cycle parking within communal cycle stores which will be split between two tiered cycle parking and Sheffield Stands. Private cycle parking is also provided for each block as cycle stores within the individual ground floor maisonettes.
274. The London Plan cycle standards have been increased since the original submission of the application and now require two cycle parking spaces per two bedroom or larger unit. The FDS was always envisaged by the AAAP as being the densest development site within the Action Area Core and upon initial submission the cycle parking provision was fully policy compliant with both the AAAP and The London Plan. The original cycle parking provision was 1086 spaces and meeting the increased cycle parking standards has been a particular challenge as an additional 264 cycle parking spaces would need to be provided. Following some internal revisions and using a combination of both two tiered and Sheffield Stand cycle parking, an additional 206 cycle parking spaces have been provided and as such the shortfall from the updated London Plan standards equates to 58 spaces which is considered acceptable.

Cycle hire

275. Transport for London recommend that a cycle hire docking station should be provided on the FDS with capacity for 30 cycle hire spaces. The applicant is proposing to reserve land on the FDS for the docking station and the final location of this facility will be agreed by condition. Issues in terms of funding for the cycle hire station and wayfinding are still under negotiation between the applicant and Transport for London and will be covered by the S106 Agreement.

Cycle strategy

276. As well as providing linkages through the FDS both north/south and east/west, Portland Street is defined as a 'Quietway' by both the council and TfL. A 'Quietway' is a cycle route that links key destinations allowing cyclists to follow backstreet routes, through parks, along waterways or tree-lined streets. These routes are seen as a safer alternative to using main roads and assist in overcoming barriers to cycling by targeting less confident cyclists who want to use low-traffic routes whilst also providing for existing cyclists who want to travel at a gentler pace.
277. The Quietway is proposed to link to the FDS from Burgess Park just to the west of the Portland Street Junction. The Quietway and the junction of Albany Road and Portland Street will be designed by the council in conjunction with the applicant and implemented as part of the development works. This will be secured under the S.278 works that will be outlined in the S106 Agreement.
278. The provision of a 'Quietway' along Portland Street will help encourage cycling as a transport method for future residents as well as existing cyclists travelling through the

area and meets the AAAP and development plan aspirations towards sustainable methods of transport.

Car club

279. A total of three car club parking bays will be provided within the FDS. These bays will be on-street and their final location will be agreed by condition. Provision will be made within the S106 agreement to provide three years car club membership for all eligible residents.

Public transport

280. Transport for London have requested contributions towards the improvement of public transport routes that will be used by future residents of the FDS. Many bus routes operate between Camberwell Green and Elephant and Castle along Walworth Road which is a short distance from the FDS westwards along Westmoreland Road. Additionally the Number 42 and 343 bus services operate closer to the FDS along Wells Way and Albany Road respectively. Transport for London has indicated that increased capacity will be required on these routes as well as the possibility of the introduction of a new linkage to Elephant and Castle along Portland Street. A sum of £1.25 million has been requested by TfL for this purpose, and this sum remains under negotiation between TfL and the applicant. An update may be provided in the Addendum report, and will need to be agreed under the Mayors Stage 2 referral.

Servicing and Waste Management

281. In terms of waste and recycling storage volumes, the FDS will be well served and the details of the waste storage facilities will be secured by planning condition. Loading bays are provided to enable waste collection and servicing to take place without hindering vehicle movements on highways. Some adjustment may be required to the location of some bin stores to ensure they comply with maximum drag distances, and this would be required by condition.

Impacts of Demolition and Construction

282. Demolition works are set to commence in Summer 2015 and are expected to take approximately 74 weeks. The build programme for the FDS envisages construction work starting on a phased basis with the initial phase starting in June 2016 and the final phase ending in April 2021.
283. The core working hours have been given as 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays. The demolition and construction works would need to be carried out within these periods at all times. A Framework Construction Environmental Management Plan (FCEMP) has been prepared as has a Construction Logistics Plan (CLP). The structure and scope of the FCEMP is broadly acceptable and a full Construction Environmental Management Plan will be required as a condition and should also include the following mitigation measures;
- procedures for keeping residents informed about demolition and construction activity and the formulation of a complaints procedure;
 - production of a plan for the phasing of the works;
 - informing residents of activities likely to result in disturbance;
 - traffic management, such as details of proposed routes for HGV's travelling to and from the site;
 - the setting of noise, vibration and dust controls;
 - protection of ecological, archaeological and water resources including protection of trees; and
 - the preparation of a site waste management plan, detailing how demolition and

construction waste would be managed, recycled or disposed of.

284. Discussions are ongoing regarding what temporary works will be required during the construction period, in particular works to the junction of Portland Street and Albany Road. This applicant is working with the council and TfL to ensure an adequate temporary solution is delivered prior to the implementation of demolition and construction works so safeguard pedestrians and cyclists using this junction and key junctions in the immediate area. Whilst the Framework Construction Logistics Plan outlined above is acceptable in scope and purpose independent Demolition and Construction Plans will be required by condition.

Conclusion on transport

285. The development of the transport aspects of the FDS have been led by the policies of the AAAP which seek to prioritise walking and cycling. This results in an overall improvement in the public realm, improvements to pedestrian and cycling amenity and improvements to safety. The proposal will provide a significant amount of cycle parking, including visitor cycle parking and whilst this falls marginally short of the updated London Plan standards it is considered that the level of cycle parking provision will assist in prioritising cycling as a transport method for future residents of the estate.
286. The level of car parking being provided is within the 0.4 space per unit threshold set out in the AAAP. Policy compliant levels of accessible parking are being provided as well as three car club bays and specialist parking for the Extra Care and Learning Difficulties units. It is acknowledged that on-street parking is unlikely to meet unregulated demand and as such a Parking Delivery Plan will be secured as part of the S106 Agreement that will manage and control permit allocation to ensure adequate relationship between supply and demand. Additionally a new Aylesbury CPZ will be created to ensure that the regeneration of the estate will not have an impact on adjacent occupiers in terms of parking availability as residents parking permits will only be valid within the new estate CPZ.
287. The delivery of a Quietway along Portland Street is a benefit of the proposal and discussions are on-going to ensure that the design of the Quietway and the Portland Street/Albany Road junction, led by the council, will create a safe environment for cyclists. This will be secured as part of the S.278 works in the S106 Agreement along with the TfL contributions and requests that are also still under negotiation.
288. The proposed transport aspects of the FDS meet the aims and aspirations of the AAAP and will create a safe, legible, well connected and welcoming living environment that will seek to minimise the use of cars and prioritise walking, cycling and use of public transport.

Amenity impacts on surrounding occupiers

289. Saved Southwark Plan Policy 3.2 'Protection of Amenity' seeks to manage development effectively, to ensure amenity impacts on existing and adjoining residents is minimised. Further guidance is contained within the Residential Design Standards SPD.
290. The AAAP also seeks to minimise the impact of the Aylesbury regeneration on adjoining and nearby residents through the detailed design guidance contained within Appendix 6

Privacy and overlooking

291. In order to prevent harmful overlooking, the Residential Design Standards SPD 2011 requires developments to achieve a distance of 12m at the front of the building and any elevation that fronts a highway and a minimum of 21m at the rear. This requirement is echoed within Appendix 6 of the AAAP.
292. There are three areas where privacy needs to be assessed, namely Bradenham Close, Westmoreland Road and Portland Street. On all of the boundaries of the FDS a minimum 12m distance between any elevation that fronts a highway is being comfortably met. On Westmoreland Road the rear of the dwellings on Phelps Street face onto the FDS however the minimum separation distance here is 24m and as such is policy compliant. Given the design of the FDS and the separation distances at the site boundaries it is considered that there will be no impact on the amenity of any adjoining occupiers in terms of a loss of privacy or overlooking.

Outlook

293. On the Bradenham Close and Portland Street boundaries the FDS will see the removal of high and long linear blocks and replacement with lower, articulated perimeter blocks that will result in an improvement in terms of outlook as the relentless massing of Bradenham and Chiltern would be removed. On the Westmoreland Road boundary the significant massing of Chartridge House would be removed in favour of lower, terraced housing which again will result in a significant improvement in terms of outlook for adjacent properties. It is therefore considered that there will be no adverse impact on any adjacent occupiers in terms of the creation of a sense of enclosure or loss of outlook.

Daylight and sunlight

294. The methodology used to carry out the assessment is in accordance with the BRE Guidance (2011) for daylight and sunlight. The assessment has focused on analysis of Vertical Sky Component which considers the potential for daylight at the centre of a residential window. The BRE target is for a window to achieve a VSC of 27% or for it to be not less than 80% of its former value. Any loss above this level (i.e. 20% or more) would mean that there is a noticeable reduction in the amount of daylight received at a given window.
295. As part of the daylight and sunlight assessment the applicants have identified 17 adjacent development plots/buildings that have been assessed using the 25 degree line test and Vertical Sky component.

17-21 Westmoreland Road

296. All of the windows within this development plot fail the 25 degree line test. In terms of VSC, the assessment shows that there will be no change from the current levels of VSC achieved at each assessed window. As such, all windows within this block are considered to pass the VSC test.

21A-31 Westmoreland Road

297. Of the 24 windows tested on this block, six pass the 25 degree line test. Of the remaining 18 windows tested for VSC there will be an improvement in terms of proposed VSC for each window. As such all windows within this block are considered to pass the VSC test.

33 Westmoreland Road

298. On this block of 9 flatted dwellings all of the assessed windows fail the 25 degree line test however there all windows will experience an improved VSC compared to the

existing VSC with the FDS development in place.

Lady Margaret House and 35-49 Westmoreland Road

299. All of the windows assessed fail the 25 degree line test however with the FDS development in place there will be an improvement on all VSC levels compared to the existing situation.

51-61 Westmoreland Road

300. Of the 30 windows assessed a total of 10 fail the 25 degree line tests however, with the FDS development in place, all of these windows will experience improved VSC levels.

St Matthew's House

301. All 78 assessed windows fail the 25 degree line test however, as with the other dwellings along Westmoreland Road, all windows will see an uplift in VSC levels with the FDS development in place and all windows will have a VSC in excess of 27%.

16-29 Westmoreland Road

302. A total of 65 windows have been tested of which 13 pass the 25 degree line test. Of the remaining 52 windows assessed for VSC it is noted that, upon completion of the FDS development there will be a general uplift in VSC levels for all of these windows.

Aycliffe House, Westmoreland Road

303. All 12 of the assessed windows fail the 25 degree line test however the FDS development will result in improved VSC levels for all assessed windows.

2 Bradenham Close

304. A total of 26 windows in this building have been assessed, all of which fail the 25 degree line test. With the FDS development in place, all 26 windows will experience an improvement on their existing VSC levels.

3-4 John Crane Street

305. All four windows assessed fail the 25 degree line test however they will all experience an improved VSC once the FDS development is in place.

Roffo Court, Bradenham Close

306. All 32 assessed windows fail the 25 degree line test. In terms of VSC, two windows will experience no change and 32 will experience an improved VSC once the FDS development is in place.

Hitard Court/Southwark Resource Centre and Totters Court, Bradenham Close

307. Of the 15 windows assessed none pass the 25 degree line test whilst all windows will experience an improved VSC as a result of the FDS development.

62-79 Gayhurst (Portland Street/Westmoreland Walk)

308. All windows pass the 25 degree line test.

1-13 Gayhurst (Hopwood Road/Westmoreland Walk)

309. 24 windows have been assessed and whilst none of them pass the 25 degree line test 16 will have no change in VSC whilst eight will experience a minor improvement in VSC with the FDS completed.

80-94 Gayhurst(Albany Road/Westmoreland Walk)

310. Of the 16 windows assessed, none will pass the 25 degree line test however all of them will see improved VSC levels upon completion of the FDS.

Conclusions on daylight

311. None of the windows assessed on any properties adjacent to the FDS will experience a loss of VSC and, indeed most windows will have an improved VSC once the existing buildings on the FDS have been demolished and the new buildings are completed. As such the FDS is considered to comply with BRE guidance in terms of daylight.

Sunlight

312. In considering the impact of the completed development on sunlight, an assessment of Annual Probable Sunlight Hours (APSH) has been undertaken. This takes into account the amount of sun available across the year and during the winter months for each window that faces 90 degrees of due south. The guidance states that at least one window to a main living room should receive at least 25% of annual probable sunlight hours and at least 5% of sunlight hours during the winter. If a room has two windows on opposite walls the annual probably sunshine hours can be added together.
313. Of 335 windows, tested, 17 windows fail to meet the minimum APSH requirement. Of these 17 windows, one will experience no change from the existing situation whilst the remaining 16 will see an overall improvement in APSH. In terms of sunlight impacts, the proposed development is considered acceptable.

Disturbance

314. Demolition works are estimated to last for 74 weeks with construction taking place on a phased basis with the end phase completing in mid 2021.
315. The core working hours have been given to be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays. The demolition and construction works would need to be carried out within these periods at all times. A Framework Construction Environmental Management Plan (FCEMP) has been prepared as has a Construction Logistics Plan (CLP). The structure and scope of the FCEMP is broadly acceptable and a full Construction Environmental Management Plan will be a conditioned requirement of any consent issued and should also include the following mitigation measures;
- procedures for keeping residents informed about demolition and construction activity and the formulation of a complaints procedure;
 - production of a plan for the phasing of the works;
 - informing residents of activities likely to result in disturbance;
 - traffic management, such as details of proposed routes for HGV's travelling to and from the site;
 - the setting of noise, vibration and dust controls;
 - protection of ecological, archaeological and water resources including protection of trees; and
 - the preparation of a site waste management plan, detailing how demolition and construction waste would be managed, recycled or disposed of.
316. With these mitigation measures in place it is considered that there would be no long term impacts for neighbouring occupiers in terms of disturbance as a result of the proposed development.

Lighting

317. Details of any external lighting should be submitted by condition. This is to ensure that any of the surrounding residential properties, especially those located to the west of the site on Bradenham Close do not experience any light pollution as well as light pollution within the access streets. Careful consideration should be given to the type of lighting along the access streets to avoid street clutter and interference with retained and proposed trees.

Air quality

318. The application site falls within an Air Quality Management Area. The main air quality pollutants of concern are nitrogen dioxide (NO₂) and particulate matter (PM₁₀ and PM_{2.5}) which arise through road traffic emissions associated with changes in the traffic volume, vehicle speed, and fleet composition at the road network in the local area, and from emissions arising from the proposed energy centres (NO₂ only). The demolition and construction have the potential for the release of dust and particulate matter.
319. The air quality assessment undertaken as part of the ES detailed that there would be a potential impact on air quality during the demolition and construction phases however this could be reduced through good site practice and implementation of mitigation measures. The overall impact of the FDS on air quality in terms of demolition, construction, operation and traffic was assessed to be of negligible significance.

Telecommunications

320. A combination of a desk study and site visits identified that the FDS and surrounding area receive adequate broadcasts from the Crystal Palace Transmitter which is located to the south. During the construction phase there may be temporary interference due to the use of tower cranes. Once complete, properties to the north of the FDS may continue to experience some interference although mitigation measures should restore signals. The impact on radio signals is expected to be negligible and satellite signals will remain unaffected.

Wind

321. The FDS development includes several tall buildings which can result in significant micro-climatic impacts particularly in terms of wind. The pedestrian comfort and safety of the FDS has been assessed using the Lawson Criteria which details thresholds for everyday activities and the wind levels beyond which conditions may be described as unacceptable for a particular activity. The criteria set out that less active pursuits require more benign wind conditions. Unacceptable results require mitigation and remedial action to ensure the safety of pedestrians.
322. A qualitative assessment of the likely impacts during the demolition and construction phases has been undertaken. Wind microclimate impacts are typically highly localised and therefore the impact is likely to be negligible or, if negative, temporary. In terms of the completed FDS development the pedestrian comfort and safety at ground level is expected to be suitable for all intended uses with the same good conditions expected on roof areas and balconies. In terms of public realm and private amenity spaces surrounding the FDS there are no significant impacts expected and as such no mitigation measures are required.

Noise and vibration

323. Temporary noise and vibration effects during demolition and construction have been assessed and impacts of mostly minor negative significance are anticipated following the implementation of mitigation measures. Occasional effects of moderate to major

negative significance are likely to occur during some activities when works are at their closest to sensitive receptors although vibration is likely to be of mostly minor negative significance. The increase in road traffic during the demolition and construction phase is considered to be negligible and there would be no change in road traffic noise during the operational phase of the development.

324. Noise impacts from plant on the completed development are anticipated to be negligible provided that care is taken in the selection, location, installation and attenuation of the fixed plant in order to ensure that noise emission criteria are achieved.

Ecology and nature conservation

325. An Ecological Desk Study was completed to collate the baseline data and an Ecological Impact Assessment was carried out comprising the results of the baseline surveys used in conjunction with the Scoping Opinion Consultee Responses, information on scheme design to assess the likely ecological effects of both the FDS and the Site Wide Development Option (SWDO) during both the construction and operational phases. Extended Phase 1 Habitat Surveys were undertaken between 23rd June and 2nd July 2014.
326. The site does not fall within the boundaries of any designated statutory or non statutory sites however Burgess Park is located less than 10m away from the southern boundary of the FDS and is considered to be a Grade II Site of Borough Importance for Nature Conservation (SBINC). Surrey Square Park is considered to be a Site of Local Importance for Nature Conservation (SLINC) and whilst this will be relevant in the assessment of the SWDO it is considered to be located a sufficient distance from the FDS to ensure there will be no impact.
327. The FDS is a highly urbanised site with limited habitat of nature conservation value. The existing buildings on site have low-negligible potential to support roosting bats however Arklow house has features assessed to have moderate potential to support roosting bats. Automated detectors recorded bat activity (common pipistrelle) close to Arklow House consistently over a period of four days in August 2014 suggesting bats were roosting very nearby. However, manual surveys completed in September 2014 recorded very low bat activity with no bats returning to roost in the building. This indicates the absence of a roost at Arklow House with reasonable confidence.
328. Given the automated survey results, the presence of a small, non breeding roost used sporadically was assumed. The removal of a habitat could have a significant impact on bats due to a reduction in potential roost resource and temporary reduction in foraging and commuting habitat. As such a combination of seasonal timing of works, appropriate working methods and replacement of roosting opportunities is proposed to avoid negative impacts on this species group. It is therefore considered that the impact of the FDS (demolition and construction) on bats will be of negligible significance.
329. Habitat removal in the absence of mitigation during the breeding bird season could have direct, negative effects upon nesting birds of significance at the site. In order to avoid this appropriate seasonal timing of works and methods is proposed and as such the potential impacts are considered negligible.
330. Once the development has been completed, new landscaping would be laid, including new amenity areas, new planting (both native and non native) and green roofs would be planted. The proposed landscape strategy could have a residual impact of minor

positive significance.

331. The council's Ecology Officer has reviewed the application and considers the proposals to be acceptable, subject to conditions.

Socio Economics and Population Effects

332. The demolition and construction phases are expected to generate approximately 184 full time jobs which would be expected, in part, to be filled by workers from the local area. There would be additional benefits generated as a result of these workers being employed in the area through the increase in spending which in turn may result in the creation of further jobs. The construction phase of the development would therefore have an overall short-term temporary minor to moderate positive effect at Borough level.
333. Child yield can be used to gain an understanding of the likely effects on school capacity. The anticipated child yield is expected to be similar to the number of children currently living on the FDS. As part of the AAAP there are already planned increases in school capacity to meet the increased demand for school places so the overall effect is considered to be negligible.
334. The local area is well served by GPs and dentists however as a result of the increase in the number of people living in the FDS, the impact on the availability of local healthcare is considered to be negligible to minor negative. It is noted that a new healthcare facility would be provided on the Outline Scheme, providing mitigation to the SWDO.
335. The FDS will provide for 830 dwellings across a range of housing types and tenures and will therefore provide a range of housing and the effects of this will be direct, long term, permanent and minor positive at borough level.

Ground Conditions, Hydrogeology and Contamination

336. The FDS site currently comprises residential flats with some garages and courtyard parking areas. The FDS is considered to be of moderate environmental sensitivity due to underlying aquifers (both secondary and principal).
337. Environmentally sensitive land uses in and around the site include adjacent residential properties and park land. The nearest surface water feature is a lake within Burgess Park. Some existing sources of contamination have been identified onsite relating to the former and current redevelopment of the site, the potential presence for unexploded ordnance, numerous electricity sub-stations and former historical land uses. Asbestos is present in the district heating network and may also be present in the Made Ground that resulted from previous demolition works.
338. The main effects identified relate to the impacted Made Ground, generation of elevated ground gas concentrations and potential for impacted perched groundwater which may impact upon controlled waters and human health receptors as well as the previously identified asbestos. During construction works the potential impacts include fuel and chemical storage and use of plant with the potential for fuels and oils to enter the areas of perched and shallow groundwater.
339. Further assessment will be undertaken and appropriate gas mitigation measures will be incorporated in the building design and construction. A monitoring and maintenance

plan will be undertaken prior to redevelopment to confirm levels of ground gas beneath the FDS and any contamination within the groundwater. Adoption of the recommended mitigation measures will prevent pollution and promote sustainable development through the improvement of contaminated land. Long-term residual effects on ground conditions could arise from ground gas migration to residential properties from the remaining Made Ground however, providing the appropriate mitigation measures are installed as part of the building design there will be a limited effect to future residents. New potential contaminant pathways may be created resulting in the risk of impacted perched water to migrate into the Secondary (A) Aquifers although, this is considered a limited risk and further site investigation and monitoring will be undertaken to confirm this is not the case. This is considered to be of negligible significance following the implementation of mitigation measures.

Water Resources, Water Quality, Flood Risk and Drainage

340. This assessment has been undertaken to determine the potential effects of the FDS development on hydrology, drainage and Flood Risk. The potential effects can be summarised as:
- Potential increased surface runoff;
 - Potential increase of flood risk; and
 - Potential contamination of water resources.
341. A Construction and Environmental Management Plan will be put in place and will control all demolition and construction activities, including surface water management. This will detail the procedures and methods that must be followed to minimise potential environmental effects.
342. Currently the majority of the FDS Application site surface water runoff off coveys either directly or indirectly into existing combined sewers. The FDS will be designed to emulate the existing drainage arrangement. Betterment will be built into the proposed drainage by limiting the discharge to a minimum of 65% less existing brownfield discharge rates.
343. The FDS will incorporate SUDS techniques in order to attenuate surface water at source, regulate flows and volumes and provide water quality and biodiversity enhancement. The SUDS devices will also be supplemented with traditional pollution control measures to prevent detriment in terms of water quality to receiving receptors.
344. Existing surface water flow routes currently routed through the FDS from offsite third parties will be maintained. Following the implementation of the recommended mitigation measures, no significant residual effects in terms of hydrology, drainage or flood risk are anticipated during demolition, construction or operation.
345. Whilst located within a flood risk zone, the Environment Agency is satisfied with the FDS proposals subject to conditions. Various other conditions will also be imposed regarding drainage, SUDS and groundwater contamination.

Planning obligations and S106 Agreements

346. Saved Policy 2.5 of the Southwark Plan and Policy 8.2 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 of the Southwark Plan is reinforced by the recently adopted Section 106 Planning Obligations 2015 SPD, which sets out in detail

the type of development that qualifies for planning obligations. Strategic Policy 14 'Implementation and delivery' of the Core Strategy states that planning obligations will be sought to reduce or mitigate the impact of developments. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development

347. Following the adoption of Southwark's Community Infrastructure Levy (SCIL) on the 1st of April 2015, much of the historical toolkit obligations such as Education and Strategic Transport have been replaced by SCIL. The Infrastructure Tariff identified in the Aylesbury Area Action Plan, is also replaced by SCIL and the where appropriate the remaining S106. Only defined site specific mitigation that meets the tests in Regulation 122 can be given weight.

348. After detailed evaluation, the following table sets out the required site specific mitigation and the applicant's position with regard to each point.

Planning Obligations		
Planning Obligation	Mitigation	Applicant position
Employment during construction	Target of: 49 apprentices, 146 unemployed Southwark residents supported into 26-week jobs and 81 Southwark residents receiving pre/post employment training.	Agreed
Child Play equipment	Delivery on site of new open spaces including play facilities. An additional contribution of £78,369 towards play for older children in Burgess Park is required due to the shortfall in play space for this age group..	Agreed
Transport site specific	The applicant will be delivering improvements to Albany Road, new footways including crossing points and street furniture, new streets around all blocks as well as Quietway along Portland Street.	Agreed
Transport for London	Transport for London has requested contributions of £35,000 towards wayfinding and £1.25m for bus improvements.	Sum remains under negotiation
Public Realm	Delivery of Westmoreland Square, Westmoreland Park and Portland Park as well as the landscaped streets and improvements to Portland Street and Albany Road.	Agreed
Health	The wider Outline scheme will deliver a new Health Centre which will also serve the FDS. The S106 Agreement will secure this and allow for the payment to be made if the facility is not delivered.	Agreed
Cycle Hire	Provision of 1 station with 30 docking bays. The reservation of land for the cycle hire station has been accepted. The required financial contribution of £100,000 for implementation and maintenance still under discussion with the	Financial contribution remains under negotiation

	applicant and TfL.	
Car Club	Provision of 3 car club bays and 3 year membership for each eligible resident.	Agreed
Trees	Not specifically required for the FDS unless highways issues prevent some of the proposed re-planting in which case contribution will be sought for new trees in Burgess Park or Camberwell Road to mitigate the lost canopy cover within the FDS.	TBC
Community facilities	On site provision of 263sqm of community space.	Agreed
Administration charge (2% of financial contributions)	£1,567.	Agreed

S106 provisions

349. The S106 Agreement will also secure the affordable housing units as well as the standard of fit out and marketing period for the wheelchair accessible homes and an Estate Management Plan. The contributions and in lieu works detailed in the table above will also be secured under the S106 Agreement alongside any S.278 Highways works and amendments to the traffic management order. The Parking Delivery Plan will be included as an obligation within the S106 and will need to be formally approved by the council.
350. In the event that an agreement has not been completed by 31 July 2015, the Committee is asked to authorise the Head of Development management to refuse permission, if appropriate, for the following reason:
351. “In the absence of a signed Section 106 Agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on affordable housing, public realm, health, children’s play, transport network, community facilities or employment and the proposal would therefore be contrary to Saved Policy 2.5 'Planning Obligations' of the Southwark Plan and Policy 14 - 'Implementation and delivery' of the Southwark Core Strategy, the Southwark Supplementary Planning Document 'Section 106 Planning Obligations' 2015, and Policy 8.2 Planning obligations of the London Plan.”

Community Infrastructure Levy (CIL)

352. S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL is a material “local financial consideration” in planning decisions. The requirement for Mayoral and Southwark CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker.
353. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail. The levy is applied to all developments at a rate of £35 (plus indexation) per square metre in Southwark. Southwark CIL in this location has a residential rate of £50 per square metre, £125 for retail and zero for other proposed uses. SCIL is to be used for infrastructure that supports growth with a Southwark commitment to spend at least 25% locally.

Southwark Community Infrastructure Levy (SCIL)

The total existing floorspace on the FDS equates to approximately 54,747sqm. The

total proposed floorspace is 81,432sqm. Provided that the existing buildings on the FDS remain in use for at least 6 months within the 36 months prior to implementation, the existing floorspace can be deducted from that proposed to give a figure of 26,685sqm. It is also necessary to remove the D Class floorspace as this is not chargeable floorspace on either Mayoral or Southwark CIL, as such the estimated chargeable uplift in floorspace is 26,410sqm. This would incur a charge of £1,320,500.

354. Mayoral Community Infrastructure Levy

In accordance with London Plan Policy 8.3 the Mayoral Infrastructure Levy (MCIL) came into effect on 1 April 2012. All new developments that create 100sqm or more additional floorspace are liable to pay MCIL which is charged at £35 per sqm (indexed at current £40.02 per sqm). Based on the uplift in floorspace, a Mayoral CIL payment of approximately £1,056,928.

Sustainable development implications

355. AAAP BH6: 'Energy' sets out the requirement for energy supply to be generated by a District Combined Heat and Power Network. Policy BH6 states that the energy supply for the action area core should be generated by combined heat and power (CHP). The CHP plant should be part of an energy centre located immediately south of the junction of Thurlow Street and Inville Road and appropriately sized to accommodate plant required to deliver services to the development including the FDS. The redevelopment of the action area core should result in zero carbon growth. All developments within the action area core, including the FDS must connect to the CHP system. Developments completed prior to the implementation of CHP should be designed so that they can switch to the CHP once it is available.
356. The AAAP also expects all homes within the Action Area Core to achieve Code for Sustainable Homes Level 4 as detailed in policy BH7: 'Sustainable design and construction'. Code for Sustainable Homes has recently been rescinded as the environmental performance of new homes will now be covered by Building Regulations.
357. The AAAP also specifies that developments should meet the London Plan target of a 20% reduction in CO2 emissions through the use of renewable technologies. Until such time as the CHP is fuelled by renewable energy sources and is capable of meeting the London Plan target, the AAAP requires developments to use their own CHP compatible on-site renewable energy technologies.
358. The Core Strategy and the London Plan also state that there is a presumption that all major development proposals will seek to reduce carbon dioxide emissions by at least 20% through the use of on-site renewable energy generation wherever feasible. In addition, the London Plan expects developments to achieve a total reduction in carbon dioxide emissions of at least 35% against Part L of the 2013 Building Regulations. Strategy Policy 13 also requires developments to achieve a minimum Code for Sustainable Homes standard of 'Level 4' and a BREEAM standard of 'Excellent' (or 'Very Good' for community facilities).
359. The Estate is currently served by a central community heating network which provides heating and hot water to existing dwellings. The boilers and pipework which serve the network are in need of replacement owing to their age and general condition and the need to meet more stringent energy standards.

360. The average energy use in the Aylesbury Estate is greater than neighbouring houses and flats in surrounding estates. The SAP rating is lower for the estate and the average flat produces more carbon dioxide annually. The Estate itself draws heating from a gas (with oil back-up) district heating system with a single energy centre at the junction of Thurlow Street and Inville Road. The heating system has become more reliable recently due to upgrades to pipework and other pieces of equipment. Electricity is provided from the grid via aging electricity substations distributed around the site.
361. A combined heat and power plant (CHP) is proposed that would replace the existing communal system for the entire Aylesbury FDS and Outline Scheme. Whilst the AAAP envisaged a single energy centre being provided, the proposal is for an Energy Centre within Block 5 of the FDS with another energy centre being located close to the Albany Road/Thurlow Street junction as part of the Outline Scheme.
362. The provision of a CHP led district heating network (DHN) is compliant with policy BH6 and will significantly reduce carbon emissions associated with the development and contribute to the aspiration to deliver zero carbon growth. The CHP system will prove the most cost effective way to reduce energy consumption. The use of a CHP will deliver 32% carbon dioxide savings.
363. The applicant is also employing a 'Be Lean, Be Clean, Be Green' energy strategy in line with the London Plan. As part of the Be Lean measures the development will employ high performance building fabric, high performance glazing, 100% low energy lighting, improved air tightness, green roofs and recessed fenestration that will help to deliver an additional 3.44% carbon dioxide savings.

Renewable energy

364. As stated above, there is an expectation in the London Plan and Core Strategy that developments will achieve at least 20% of the carbon savings through the use of renewable energy technologies. This is echoed in BH6: 'Energy' of the AAAP.
365. Photovoltaic panels are proposed for the areas of roof that will achieve enough sunshine to make them viable. Currently this stands at 697sqm. It is acknowledged that this represents a small proportion of the available roof space across the FDS however, as a result of the townscape requirements that sought taller buildings on the park edge with heights reducing incrementally northwards, much of the remaining roof space is overshadowed by the taller elements to the south. The proposed photovoltaic panels will achieve a 3.72% carbon dioxide saving and whilst it is accepted that this falls far short of the 20% target it is accepted that this is an ambitious target to meet in a highly urbanised area.
366. Taken together the Be Lean design principles, the district CHP and the photovoltaic panels will result in a combined saving of 36.81% over the 2013 Building Regulations and this is considered to be a positive aspect of the scheme. Whilst Code for Sustainable homes has been rescinded it is worth noting that all homes within the Action Area Core would have achieved level 4 which indicates a good level of environmental performance. A condition will be imposed to secure a 'Very Good' BREEAM level for the community centre.

Conclusion on planning issues

367. This planning application, together with the wider Outline application, is a major milestone in the regeneration of the Aylesbury estate. The fundamental failings of the estate design, with its monolithic blocks and poor pedestrian environment, the limited

range of housing types and lack of integration with the surrounding area, meant that refurbishment could never secure an acceptable long term sustainable future for the area. The AAAP aims to create a mixed tenure area, with a range of good quality housing types, open spaces and community and work spaces, all clearly linked into the surrounding streets: a neighbourhood rather than an estate. The FDS would be the first parcel delivered by NHHT as the council's development partner, and would act as a demonstration of the aspirations for the wider masterplan.

368. The adopted AAAP is the key planning policy document for the area and has very significant weight in determining applications. Any application which complies with the AAAP, and provides a sustainable form of development, would under the NPPF be presumed to be acceptable, unless any significant adverse effects of the proposal were identified.
369. The FDS site was always envisaged as one of the highest density parcels within the AAAP core area, with an estimated capacity in the Plan of 880 new dwellings, together with retail shops. It was clear early in the design process that it would not be possible to achieve this number of units without compromising either the quality of the accommodation or the attractiveness of the townscape. The council also added a new requirement to provide Extra Care flats, and flats specifically tailored to the needs of adults with learning difficulties. These are priority needs for the council, and including them within the Aylesbury development ensures that the area can cater for a wide range of housing needs, including more vulnerable people, creating a diverse community. The application does not provide the retail space expected under the AAAP, but given the vacant units on the Phase 1A site on Westmorland Road, and the need to support the shopping centre on Walworth Road, this is acceptable, and there is sufficient flexibility in the wider masterplan to cater for any additional retail demand. With these special considerations taken into account, the land use mix and quantum is considered to comply with the objectives of the AAAP.
370. The layout provides a clear structure, with a grid of streets onto which the new dwellings face. This allows for good permeability, and a safe and legible pedestrian and cycling environment. The layout adjusts the position of the Westmorland Road portion of the 'Community Spine' to improve the link to Walworth Road and maintain broadly the existing alignment; this retains existing trees and is considered a positive adjustment to the AAAP illustrative masterplan. It does not include the 'Green Finger' suggested by the AAAP; instead the application includes three separate public spaces, each with a clear function. A similar approach was taken elsewhere on the masterplan. The location of the spaces was selected to enhance key routes, provide places for community interaction, and to retain key trees. As such, the layout is considered to comply with policies MP1 'The masterplan' and PL1 'Street layout' of the AAAP, and the adjustments to the AAAP masterplan have been beneficial.
371. The distribution of density on the site complies with the requirements of policy BH2 'Density and distribution of homes' in that it places the higher densities along Albany Road fronting Burgess Park, with lower densities near to the surrounding residential areas. The overall density is within the range expected under policy BH2, and is considered to optimise the use the land.
372. AAAP policy PL4 'Building heights' expects buildings along Albany Road, Portland Street and their hinterlands to be mostly between 7 and 10 storeys, with two local landmark buildings of 10-15 storeys on this frontage. The scheme includes 3 taller buildings on the Albany Road, two of which exceed the height specified in the AAAP.

However, these buildings have been tested in local and strategic views, and are seen in the context of the open space of Burgess Park to the south. Their slim footprint means that they are more positive on the skyline than the existing Bradenham and Chiltern blocks, and their detailed design is high quality. The intervening mansion blocks fronting Albany Road are lower than envisaged in the AAAP (being mainly 6 storeys) and this creates more contrast and distinctiveness for the taller buildings. As such, the distribution of building heights, and the number, height, and design quality of the tall buildings is considered to be acceptable notwithstanding the deviation from policy PL4.

373. The layout provides perimeter blocks and terraces of houses, which directly face the new streets with frequent entrance doors to provide an active street frontage. Brick is the predominant facing material, and the buildings are arranged as a series of distinct blocks to create a varied street scene, and use traditional proportions and a range of balcony types to add interest to the facades. All units have small front garden areas to provide some privacy, and the community building has a clear entrance and entrance to clearly identify it as a public building. The design meets the requirements of policies PL2 'Design principles and PL3 'Building block types and layout'.
374. The development will provide a wide range of housing types and sizes, although the proportions do not accord precisely with the mix set out in the AAAP. There is a small shortfall in the number of houses, and a larger shortfall in the number of maisonettes. There is also a shortfall in the number of 3 bedroom units. Given the changed brief for the site, namely the requirement for extra care flats, and the fact that all ground floor frontages are lined with maisonettes or houses, this is considered acceptable. The number of very large houses, including houses at social rents, is a positive aspect of the application. On balance, the application is considered to accord with the requirement for a mix of housing types, and given that this is one of the highest density plots in the masterplan, the mix is acceptable, having regard to policies BH4 'Size of homes' and BH5 'Type of homes'.
375. There is a small net loss of affordable housing when measured in habitable rooms or units. However, if both the FDS and outline application were to be approved and implemented, then there would be full re-provision of affordable housing as measured in habitable rooms. Given the nature of the partnership agreement, this is considered acceptable, and the GLA have confirmed that this satisfies their requirements. 51.3% of the new housing of the FDS (measured in habitable rooms) would be affordable, and of this, 75% would be provided as social rented (or in the case of 27 units, affordable rented) housing. This is slightly below the 59% affordable housing expected in Phase 1 under the AAAP, but this will in due course be balanced by higher proportions of affordable housing in later phases, providing 50% affordable housing overall. As part of a comprehensive restate regeneration programme, this approach is considered acceptable, and in line with the overarching expectation in policy BH3 'Tenure Mix'. Importantly, the majority of the affordable housing is provided at social rent levels, thus ensuring they are genuinely affordable to those in housing need, and includes a range of types and sizes, including a high number of larger family houses, and wheelchair houses. The remaining 25% affordable housing will be provided as intermediate tenures, including shared equity homes, as required by the AAAP to diversify the range of housing tenures available locally. This is a major benefit of the scheme, as is the distribution of the affordable housing, across blocks and designed to be 'tenure blind'.
376. The social rented units are larger than London Plan and general Southwark-wide standards, in line with the AAAP requirement that rented units should reflect the larger

flats sizes that the current tenants enjoy. The intermediate units are also generous, and all units meet the space requirements of the RDS where this exceeds the AAAP space standards. The proportion of dual aspect flats is just below the AAAP target of 75% but all have attractive outlooks with most having a view of a green space. All units have balconies, terraces or private gardens at sizes consistent with the AAAP requirement. The flatted blocks also benefit from generous communal courtyard gardens.

377. The scheme provides on site parking in two courtyard blocks, with on street parking integrated into the tree-lined streets. The availability of parking permits for the on street spaces will need to be managed to avoid parking stress, but the level of parking is consistent with the AAAP maximum of 0.4, and the objective of creating streets which prioritise the pedestrian and cyclist. Car club bays have been included for those who do not own a private car.
378. The development would necessitate the loss of a number of trees; whilst none are subject to Tree Preservation Orders, a number do have amenity value, including 2 Grade A specimens. The location of the existing trees would preclude the ability to create streets with well defined frontages, and a number of trees are at raised root levels which means they could not be retained whilst creating a easy public routes. On balance, the scheme is considered to maximise the possible tree retention, and design changes were made to retain additional trees. The proposed new tree planting, including street and garden streets, has been selected for its biodiversity value and year round interest, and includes native species. This will ensure negligible loss of canopy cover, which is acceptable in line with London Plan Policy 7.21 'Trees and Woodlands', and ensure trees with prospect of being vigorous and long-lived, adding to the overall sustainability of the development.
379. The CIL and s106 contributions would support the infrastructure needs of the development. These are in line with the expectations in the AAAP, updated in line with more recent legislation and policy.
380. The ES identified no significant adverse impacts which could not be mitigated through detailed design or conditions. The development would not harm the amenities of neighbouring occupiers in terms of daylight or privacy, and would protect and enhance the setting of nearby heritage assets.
381. In conclusion, the scheme is considered to be a positive response to the AAAP objectives and will provide a range of types and sizes of new homes to expand housing choice. It will provide both specialist and general needs housing, and the design and space standards mean that these will be attractive homes. The affordable housing, whilst marginally short of full re-provision of the existing, comprises over half of the new stock, and most are at social rents ensuring they are truly affordable. The mix and quality of the new affordable housing significantly exceeds the existing, with a much larger number of attractive family housing. The tenure split complies with the AAP and the introduction of intermediate housing brings units to the reach of families aspiring to home ownership.
382. The scheme provides a sustainable form of development, in line with NPPF. It is therefore recommended that planning permission be granted, subject to conditions, and the mitigation provided through the s106 agreement.

Community impact statement and equalities considerations

383. 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 and the main impacts have been assessed in the main body of the report.
384. As well as the comprehensive consultation process that took place as part of the AAAP preparation, the applicants have also undertaken a detailed and varied consultation process in prior to the submission of the detailed and outline planning applications.
385. This consultation, publication and feedback process took place between March 2014 and August 2014 and comprised a mixture of public exhibitions, public workshops, presentations outreach and education programmes and Notting Hill Housing Trust development visits. Publicity was varied, using press adverts, flyers, posters and internet.
386. Section 149 of the Equality Act 2010 states that the council must, in the exercise of its functions, have due regard to the need to—
 (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
387. An Equalities Impact Assessment was carried out of the as part of the preparation of the AAAP and this assessment has been a material consideration in the assessment of this application.
388. Redevelopment of an estate the size of the Aylesbury with residents in-situ, will have substantial direct and indirect, long term implications for a large number of residents and small local businesses as well as short and medium term effects during the construction of estate. The estate's proximity to Burgess Park and the proposal to provide a network of parks, social infrastructure as well as cycling infrastructure and improved bus reliability has the potential to provide opportunities for improved leisure facilities, health facilities, transport access and access to the employment opportunities available in the north of the borough. Implementation of the AAAP through phased development therefore has the potential to impact on individuals or groups at different parts of the project, the considerations of which have been detailed within the assessment of this report.
389. Consideration has been given to both the FDS and outline application and the proposed programme of implementation and whether not it will discriminate against any particular individuals or groups. The ES has informed this assessment as well as the supporting documents submitted in connection with this application.
390. The key equalities issues identified in the AAAP EQIA can be summarised as:
391. Development phasing: In particular the re-housing of existing residents and relocation of other non-residential use and services within the estate. It was concluded that it

would be beneficial if the phasing of development minimises the disruption of social groupings and localised communities for existing residents on the estate.

392. The phasing has been structured to reflect considerations set out in the AAAP and is seeking to:
- Minimise the number of moves for residents;
 - Minimise the number of residents that move off site;
 - Allow those residents who move off site to have the right to move back into the estate at a future date should they want to, where possible;
 - Provide a range of housing types within each phase including low-rise houses and medium and high-rise flats.
 - Protect the health and well-being of existing and new residents by minimising disruption, maintaining security and ensuring that all redeveloped sites adhere to good place making principle during construction;
 - Try to keep the community together as much as possible;
 - Parcel up sites so that new development will form complete urban blocks to create a higher quality living environment and minimise disruption to the community associated with construction;
 - Seek to bring forward as early as possible sites where there is potential for a large uplift in the numbers of new homes provided;
 - Provide good access to community facilities throughout the regeneration process by delivering early community facilities and then phasing more facilities, shops and employment space over the course of the redevelopment.
393. Both the FDS and outline scheme are consistent with the phasing the development established in the AAAP and will provide a range of housing types and tenures aimed at existing Aylesbury residents and is seeking to provide community facilities early within the development programme ensure the necessary social infrastructure is in place to support the new neighbourhood. Officers note that a community resource centre has been delivered on Site 1A and community provision has also been made within the new Michael Faraday School. Additionally a community space will be provided as part of the FDS development that will assist a community in transition. The overall equalities impact is therefore broadly considered likely to be positive across all groups in terms of the approach to the delivering development.
394. Housing referencing - The process by which the housing needs and preferences of each tenant and leaseholder household on the Aylesbury Estate are discussed and assessed.
395. This will remain a key consideration over the lifetime of the regeneration programme and the applicant is working with the council to ensure decisions are fair and will not discriminate against individuals or groups. The applicant has made provision for both existing social rented tenants and leaseholders as part of a rehousing strategy which is supported. The overall equalities impact is therefore broadly considered likely to be positive across all groups and will be regularly reviewed as the regeneration programme progresses.
396. Maintaining effective housing management - As parts of the area are being rebuilt there will be a particular need to ensure that public and private services are delivered well to maintain a high quality of life. This will include basic environmental services – including keeping the area clean, ensuring community safety, and enabling community facilities including schools to function well.

397. An effective housing management strategy co-ordinated with a maintenance plan, a comprehensive community safety strategy and a health plan will be required to ensure the key considerations associated with maintaining effective housing management is addressed as the regeneration moves into the development phase. Strategies will be required to be provided with each phase of redevelopment as the regeneration programme advances. The applicant is committed to regular liaison with local groups as part of the demolition and construction programme providing regular updates about how the development will impact on local residents and what mitigation will be in place to minimise environmental effects. Arrangements to ensure coordinated and effective area management will be secured as part of the legal agreement which takes account of all groups.
398. Housing/density– Residents are highly diverse in terms of ethnic composition with 67% of them belonging to a minority ethnic group. Around 21% of them are over 60 years of age (compared with 14% across Southwark). There is also a relatively high proportion of lone parent households.
399. Very high standards for all new housing is proposed delivered as part of the FDS application. All new homes will be designed to Lifetime Homes Standards and will be flexible enough to meet the changing lifetime needs of residents. This will prevent residents from having to move as their housing requirements change and will help to ensure that a sense of community is maintained amongst a long-term resident population.
400. There will be a range of housing types on the FDS with at least 10% of all new homes being designed to meet the needs of vulnerable groups such as wheelchair users and the elderly including specialised supported housing for people with learning difficulties. New homes will also be tenure blind with no visible difference between affordable and private housing. All tenures will be of the same high standards of design which will help to eliminate discrimination and promote community cohesion and good relations between different groups. The overall equalities impacts are therefore broadly considered likely to be positive across all groups.
401. Transport- Temporary diversions, particularly along Albany Road may impact on public transport and could lead to an increase in private car journeys, particularly for vulnerable groups.
402. Minimising severance and the impact of construction works is an important aspect of the regeneration programme. Demolition and Construction Environmental Management Plans will be secured in order to minimise transport impacts.
403. Community Facilities and other socio-economic infrastructure - The increase in population will increase the need for provision of community facilities in the area. A community space is being provided as part of the FDS which will assist the transition of the later phases of the regeneration and will help to build community cohesion. The development will lead to new high quality homes across a range of tenures with employment opportunities during the construction phase of the FDS and wider employment opportunities during the construction and operational phase of the Outline Scheme.

Consultations

404. Informal Member presentation
The applicants made two separate presentations to Planning Committee and Ward

Members. The first, on 1 December 2014 was attended by Cllrs Nick Dolezal, Darren Merrill, Adele Morris, Maisie Anderson, Martin Seaton, Paul Fleming and Sarah King.

The second, on 2 March 2015, was attended by Cllrs Nick Dolezal, Adele Morris, Dan Garfield, Sarah King and Michael Mitchell.

These presentations are for information only, and do not form part of the decision making process.

405. Public and Statutory consultation

Details of consultation are set out in Appendix 1. This included formal consultation via individual letter, press notices and site notices. Over 6,000 letters were sent to existing occupiers on the estate and those living in the surrounding streets, and site notices were displayed around the estate. This consultation was repeated following receipt of revised plans in early March. In addition, all those who had made a representation were sent an email notification in early April following receipt of a letter from the applicant providing further clarifications on the detail of the affordable housing.

Consultation replies

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

407. Summary of consultation responses

All comments received in response to the proposed development have been summarised and addressed below.

408. Environment Agency – No objections subject to conditions. The required conditions relate to site contamination and remediation, piling and penetrative ground works and Sustainable Urban Drainage Systems (SUDS).

409. English Heritage – On the basis of the information provided in the submitted Townscape, Built Heritage & Visual Impact Assessment, English Heritage are satisfied that the proposed development would not have a significant impact on the setting of any heritage assets in the vicinity, particularly given the range of existing building heights in the wider area. English Heritage also recognises that the demolition of the slab blocks of the Aylesbury Estates provides opportunity for enhanced views from various heritage assets.

410. Greater London Authority – The Mayor considers that the scheme is strongly supported in principle however issues are raised regarding the net loss of affordable housing, parking for non residential uses (including disabled bays), on street parking permit allocation and the increased cycle parking standards for two bed units. Further concerns are raised regarding the impact of the increased peak waiting times at the Albany Road/Portland Street Junction on public transport. The GLA also encourage the provision of segregated cycle lanes on both sides of Albany Road and various contributions are sought regarding cycle hire, wayfinding and improvements to local public transport. A robust Travel Plan should be secured as should a Construction Logistics Plan.

411. London Underground – No comment.

412. Metropolitan Police - The area suffers from above average levels of crime, specifically burglary, anti-social behaviour and violent crime. The proposal should be able to attain

Secured by Design accreditation for design and layout as well as physical security and as such a 'Secure by Design' condition should be attached to any consent issued to ensure these standards are implemented.

413. Natural England – Pleased to see references to open space, green links and parks in the Design and Access Statement and that green roofs are to be provided. Natural England is supportive of the provision of green roofs and would recommend incorporating more green roofs into the development of the estate. Natural England would also encourage the incorporation of Green Infrastructure into the redevelopment of the estate.
414. Network Rail – No objections.
415. Thames Water – Recommends a 'Grampian Condition' to secure a drainage strategy. Further conditions are recommended concerning impact piling and SUDS. Access to Thames Water infrastructure must be maintained at all times and it is recommended that petrol/oil interceptors are fitted in all car parking facilities and non return valves fitted within all dwellings
416. Transport for London – Clarification should be sought on the management of 'dedicated' on-street car parking and residents permits within the existing CPZ and clarification of non-residential parking provision. Further issues that need clarification include the provision of electric vehicle charging infrastructure, increased FALP cycle parking and a requirement in any subsequent planning permission for TfL to be consulted upon and agree changes to the local road network that may affect bus journey times and/or the wider road network. TfL also seeks improved provision for cyclists, with better alignment to the Mayor's Cycling Vision and London Cycling Design Guidance as well as a requirement in any subsequent planning permission for TfL to be consulted upon and agree relocation and upgrading of the bus stops on Albany Road. A travel plan and Construction Logistics Plan should be secured as should funding for initial cycle hire membership. In terms of the S106 agreement safeguarding/funding should be secured for bus service enhancements, relocation of bus stops on Albany Road, cycle hire docking station, Legible London signage and the Elephant and Castle strategic transport contribution.
417. Neighbour consultation responses
 Following neighbour consultation a total of 139 responses were received to both applications. The council issued a single letter on each occasion to cover both the outline and FDS applications, and most responses did not specify whether they wished to comment on one of both applications. Therefore, the responses have been taken into account on both applications, and recorded in both Planning Committee reports. The majority of comments were received following re-consultation which commenced on 2 March 2015. Of the responses received 34 originated from residents and local groups in and around the Aylesbury estate with a further 48 responses from further a field within the borough. 40 were received from outside the borough and the UK and one response was received from Italy. Sixteen people did not leave an address or opted for their address not to be disclosed within this report. The responses can be summarised as;
 Support (4 responses)
 Comment (2 responses)
 Objection (133 responses)
418. Demolition versus refurbishment
 Various objections have cited concern regarding the decision to demolish and

redevelop the estate as opposed to refurbishing the existing fabric. This issue is considered in the body of the report under 'Principle of development'. The main points of these objections are summarised and addressed below;

419. There is no justification for the demolition of the estate.
Response – Structural surveys have highlighted the extent of works needed to the existing fabric of the estate and it was concluded that the cost of refurbishing the estate to an acceptable standard would be prohibitive. Work to the individual blocks could not overcome the fundamental shortcomings of the layout of the estate, with its lack of active frontages, confusing and difficult pedestrian routes, and hostile architecture, and would limit opportunities for inward investment to support the regeneration. This is consistent with the AAAP.
420. Refurbishment of the estate would be a more sustainable option than demolition.
Response – Refurbishment of the Estate to a suitable level would have been prohibitively expensive and would not overcome the inherent design and efficiency shortcomings of the existing fabric. Redevelopment to provide well designed, safe, secure and energy efficient homes is considered a more sustainable approach for the long term, as set out in the AAAP.
421. The loss of the housing is unnecessary as housing lists are long and the flats are good subject to refurbishment.
Response – On the FDS the loss of affordable housing has been minimised to the point that there will be a net loss of only three habitable rooms. Overall, the FDS will result in uplift in housing numbers, creating more housing opportunities on the estate. Refurbishment would be prohibitively expensive and would not overcome the design and layout shortcomings of the estate.
422. There is no case for demolition, refurbishment is possible, would be cheaper and is in the public interest.
Response – The survey previously undertaken demonstrated that the costs would be prohibitive and in any event would not overcome the other issues prevalent on the estate such as poor design, layout and legibility. Additionally, refurbishment would limit opportunities for inward investment to support the regeneration.
423. Re-provision of housing and affordable housing
 The main points of the objections to the housing provision of the FDS have been summarised and addressed below. Further information on this topic can be found in the housing sections in the main body of the report.
424. There is a lack of clarity on the tenure of new homes.
Response – There are four tenures being provided on the FDS. Private Market housing is housing that will be sold privately on the open housing market. Affordable housing is being provided in three distinct tenures, Intermediate, Affordable Rent and Social Rent. Social rent is housing provided by a registered provider at rents set significantly below market levels. Affordable Rent is accommodation that can be rented at up to 80% of Market Rent. Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels. Tenants typically purchase a share of the equity of the housing (usually between 25%-75%) and pay rent to the registered provider on the outstanding portion.
425. The scheme would result in the net loss of affordable housing and a net loss of Social Rented housing.
Response – There would be a net loss of affordable units on the FDS, but only a

marginal loss in relation to habitable rooms. The existing Estate has only one type of affordable housing in the form of 'social rented' housing. The proposal will include Social Rent, Affordable Rent and Intermediate affordable housing. The new tenures are consistent with the AAAP, and Affordable Rent is used only for 27 of the specialist housing units.

426. There is a concern that the social rented housing will be become Affordable Rent housing.

Response – In terms of affordable housing the applicant has specified Social Rent and Affordable Rent as distinct tenures with different rent levels and affordability thresholds and these will be secured as such in the S106 Agreement.

427. There is a concern that the replacement affordable housing will be come unaffordable to current residents.

Response – As detailed above, affordable housing within the three distinct affordable tenures (Social Rent, Affordable Rent and Intermediate) will be secured as affordable housing through the S106 Agreement.

428. The affordable homes will be small and there will be a loss of affordable residential floorspace overall.

Response – The affordable homes being provided on the FDS have been designed to generous space standards that are in excess of both Southwark and London Plan guidance, in recognition of the larger sizes currently on the estate. In the case of the Arklow block, the flats will be much larger than the existing.

429. The scheme is contrary to London Plan Policy 3.8 as it fails to provide a genuine choice of homes that people can afford.

Response - There are four clear tenures being provided and this is considered to provide a genuine choice of homes and is broadly supported by the GLA.

430. Affordable homes are unlikely to be affordable when rents are proposed at 80% of Market Rent.

Response – Only 27 affordable rent homes are included, and the rent levels will be capped at Local Housing Allowance rates for the area.

431. Current residents and leaseholders cannot all be accommodated on the redeveloped estate as there will be a reduction in the number of affordable homes.

Response – The net reduction in affordable homes equates to just three habitable rooms. The council and NHHT are working together to ensure all households are offered replacement homes on the estate or in the local area.

Quality of accommodation, design and open spaces

432. Further detail on these issues can be found within the relevant sections in the main body of the report. The main points of objection on these topics are summarised and addressed below;

433. The proposal will result in the net loss of open space.

Response – There will be the loss of some open space, but the quality of new space is high, and includes public parks as well as private and communal gardens, with a wider range of uses that currently available.

434. The scheme is contrary to London Plan Policy 7.1 as the open space provision is inadequate.

Response – The FDS will provide quality open spaces and landscaped streets linking

southwards to Burgess Park. In terms of playspace both under 5's and 5-11 year olds are well catered for whilst it is reasonable to assume children over 11 year could use the larger spaces in Burgess Park, and funding is provided for play improvements there.

435. There is insufficient playspace and recreation space.
Response – The FDS is policy compliant in terms of on-site play space provision for the under 5's age group. For the 5-11 age group there is a negligible shortfall of 6sqm. Recreation space for the 12+ age group will need to be provided off-site which is acceptable.
436. The proposed design does not incorporate open space in a way that would enable or encourage inclusion or community cohesion and would not promote active lifestyles.
Response – The proposed open space is well dispersed across the FDS and the landscaped streets link southwards to Burgess Park. Both Westmoreland Park and Portland Park have informal play areas and more formal seating areas and areas for reflection.
437. Lack of clarity on dwelling size standards.
Response – The application meets the minimum standards given in the AAAP/SPD.
438. Inadequate daylight in courtyards and private gardens.
Response – Whilst there is some overshadowing to some parts of the courtyard, the quality of the open space will not be compromised to an unacceptable degree.
439. The application does not make it clear that all new dwellings will exceed the minimum room sizes as specified in the AAAP.
Response – Room sizes are shown on the drawings. In terms of unit sizes 99% of units meet the relevant minimum requirements outlined in the SPD and AAAP.
440. The private and intermediate dwellings have less generous floorspace than the affordable dwellings and this is discrimination.
Response - The AAAP sets different minimum flat sizes for social rented, intermediate and private flats, reflecting the current larger flats on the estate.
441. The proposed buildings on Bradenham Close will create a similar effect to the current buildings in terms of poor access to light and sky as well as being over dominant, too high /broad and not of a human scale.
Response – The separation distances between the proposed buildings and neighbouring buildings is acceptable and there will be no adverse impact in terms of daylight and sunlight.
442. The design of the buildings due to the balconies will lead to problems with noise due to parties.
Response – It is not considered that the provision of amenity spaces in the form of balconies will lead to undue noise disturbance. Issues of noise disturbance can be reported to the council's Environmental Protection Team.
443. The tall building on Portland Street/Albany Road is of a poor design, particularly with regards to the balconies.
Response – The tall building on Portland Street is considered to be a well designed response to the AAAP requirement for a tall/landmark building.

444. Environmental Impacts

The main points of objection on this topic are summarised and addressed below. Further detail can be found in the Environmental Impact Assessment section of the main report.

445. The proposal does not thoroughly address environmental issues.

Response – In terms of Environmental Impacts the FDS has been fully tested as part of the Environmental Statement submitted with both applications which concludes that it will not result in any significant adverse environmental impacts.

In terms of the Environmental Impact Assessment, the applicant has failed to provide supporting information to demonstrate the main alternatives studied by the applicant and an indication of the main reasons for the choice made, taking into account environmental effects.

Response – The regeneration of the Aylesbury Estate is a plan-led redevelopment that designed to conform to the AAAP. The AAAP was subject to options assessment and concluded that redevelopment was the best option to deliver the regeneration objectives. No further alternatives are required to be considered.

446. There will be no significant economic development or reduction in poverty.

Response – The proposal will improve the townscape and living environment by providing well designed homes, facilities and open spaces. The FDS will also secure construction jobs during the course of the development, including apprenticeships whilst the uplift in population on the FDS will be a benefit to the existing retail on Walworth Road/Westmoreland Road.

447. The plans do not benefit Southwark residents and will be detrimental to the local community.

Response – The proposal increase overall housing supply and provide new attractive routes around the area, improving connections to transport, shops and services.

448. The demolition and construction phases are likely to cause considerable disturbance to the immediate and wider area, affecting residents and businesses alike.

Response – This is considered at length in the ES. Controls will be put in place to manage disruption including controlling the hours of work as well as demolition and construction management plans in order to minimise the impact on the local area and nearby residents/businesses.

449. The application does not include a detailed Equalities Impact Assessment to assess the impact on any black and minority ethnic groups.

Response – The regeneration of the Aylesbury Estate is a plan led development that will be driven by the AAAP. The redevelopment of the FDS is considered to be in compliance with the AAAP. An Equalities Impact Assessment was undertaken as part of the AAAP and is covered in paragraphs 383.

450. Transport

The transport impacts of the development have been fully considered in the Transport section of the main report. The main points of the objections on this topic have been summarised and addressed below;

451. There is no parking allocated to visitors and no parking management plan.

Response – The FDS will form part of a new Controlled Parking Zone. The terms of the parking permit allocation will be agreed in the s106 agreement and the principles are described in the Transport section in the main body of the report and the terms of

the permit allocation strategy will be agreed as part of a Parking Delivery Plan

452. There is a lack of car parking spaces and accessible car parking spaces.
Response – 287 car parking spaces are being provided and of these 40 will be accessible spaces to serve the 40 wheelchair units. The level of car parking and accessible car parking are compliant with the AAAP.
453. There no parking management plan to show how overspill parking or on street parking will be managed/restricted.
Response– The FDS will form part of a new Controlled Parking Zone, which will prevent overspill into surrounding zones. The Parking Delivery Plan will manage and control permit allocation to ensure demand does not exceed reasonable availability.
454. Car parking provision is inadequate and it is not clear if all residents will be eligible for CPZ permits - if they are there is insufficient provision.
Response – As detailed above and in the main Transport section of the report, the Parking Delivery Plan will manage permit allocation.
455. There is no indication of whether or not people who obtain an undercroft parking space will be able to apply for a street permit.
Response – This will be covered within the Parking Delivery Plan which is still under negotiation however the intention is that people with an allocated undercroft parking space will not be able to apply for a street permit.
456. The proposed levels of cycle parking are inadequate.
Response - The proposal will provide a significant amount of cycle parking, including visitor cycle parking and whilst this falls marginally short of the updated London Plan standards it is considered that the level of cycle parking provision will assist is prioritising cycling as a transport method.
457. No provision has been made for segregated cycle lanes.
Response – The issue of cycle lanes is still under negotiation between the applicant, council and TfL and will form part of the S106 Agreement and be included as S.278 (Highways) works. There is no proposal for segregated lanes in the FDS area, but the provision of a Quietway along Portland Street is a benefit of the proposal.
458. Land use
 The issue of land use has been fully considered at the outset of the assessment under the Principle of Development section of the report. The main points of objection relate to community use and these are summarised and addressed below;
459. There is a lack of community space.
Response – The FDS will provide 263sqm of community space which is in excess of the AAAP requirement.
460. Little detail has been provided on how the proposed community space will be managed or used.
Response – This is still under discussion, hence the requirement for a flexible consent that will allow a community use, gym or Early Years Centre. Hours of operation will be conditioned to safeguard amenity.
461. There is a lack of community space being provided on the estate and that which is being provided is simply a re-provision of what is being lost from the estate.
Response – As detailed above, the FDS will provide 263sqm of community space

which is in excess of the AAAP requirement. Additional space is provided under the Outline application.

462. The proposed development will not be sufficient to change relative room rental values and the area will remain mid-low market.

Response – This is not a material planning consideration. The objective of the regeneration is to provide new, high quality homes across a range of tenures to raise living standards and create a safe, pleasant and sustainable living environment.

463. Renewable energy

Renewable energy has been fully considered under the Sustainable development section of the report. The main point of objection on this topic is summarised and addressed below;

464. Inadequate provision of renewables.

Response – Photovoltaic panels are proposed for the areas of roof that will achieve enough sunshine to make them viable. Currently this stands at 697sqm. It is acknowledged that this represents a small proportion of the available roof space across the FDS however, as a result of the townscape requirements that sought taller buildings on the park edge with heights reducing incrementally northwards, much of the remaining roof space is overshadowed by the taller elements to the south.

Further objections

465. There is no real evidence of anti-social behaviour or crime.

Response – The Metropolitan Police have indicated that the Estate suffers from higher levels of crime generally and more specifically burglary, anti-social behaviour and violent crime.

466. Consultation with leaseholders has been inadequate.

Response - Two consultation exercises have been undertaken for the current planning applications and an extensive consultation programme was undertaken as part of the AAAP. Discussions on leasehold acquisitions is not a planning consideration.

467. Leaseholders have been told they have no right to return to the estate thereby forcing leaseholders out of their homes and off the estate; leaseholders will not be able to afford to remain on the estate

Response – Whilst not strictly a planning issue, the council and Notting Hill are in discussions with leaseholders about options for remain on the estate or in nearby housing including shared equity housing.

468. The main points of support are outlined below;

- The buildings are not in a good condition and do not provide sufficient heating
- Regeneration is a positive thing for the area
- The current estate is unsightly and intimidating with a poor standard of housing
- The regeneration will bring a visual and atmospheric boost to the area
- Housing will be improved
- The site is in a prime location with excellent public transport links and extra housing will be easily absorbed into the area
- New healthy homes are needed as current homes suffer from mould, inside and out

469. Various responses offered comments on the planning application as opposed to points

of objection or support and these are summarised below;

- The scheme should provide expressive architecture especially in the towers
- The design of buildings and materials should not be too repetitive
- Provision should be made for a places of religious worship as they provide vital emotional and spiritual services to the community
- The scheme should provide segregated cycle lanes
- The scheme is dense and adequate provision should be made to ensure the roads can cope with cars associated with new dwellings
- Burgess park could be dominated by tall buildings impacting on visual amenity
- There should be a bus route along Albany Road linking Thurlow Street and Old Kent Road
- Barclays Bikes should be provided in the new development
- Traffic calming measures on Albany Road should be implemented to ensure vehicles travel no faster than 20mph
- Burgess Park Railings should not be removed from the park on Albany Road
- Adequate physical and social infrastructure should be in place for the new population (including energy, water, sewage, schools, doctors surgeries and hospitals)
- A high proportion of council and affordable housing should be provided to allow current residents to remain on the estate to retain local identity
- Inclusion of open spaces, cycle parking and community facilities is essential
- Construction periods should be minimised to allow people to be rehoused as soon as possible
- Consultation with Heygate redevelopment should take place to allow a smooth and rapid site completion.

Human rights implications

470. 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.
471. This application has the legitimate aim of providing new high quality homes, affordable housing, community use and new streets and open spaces as part of the Aylesbury Estate regeneration. 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/H1059	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403
Application file: 14/AP/3843		Planning enquiries email: planning.enquiries@southwark.gov.uk
Southwark Local Development Framework and Development Plan Documents		Case officer telephone: 020 7525 5365
		Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Terence McLellan, Team Leader, Planning	
Version	Final	
Dated	14 April 2015	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance & Corporate Services	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		14 April 2015

Consultation undertaken

Site notice date: 01/12/2014 and 02/03/2015

Press notice date: 04/12/2015 and 02/04/2015

Case officer site visit date: Various, last visit on 04/03/2015

Neighbour consultation letters sent: 28/11/2014 and 02/03/2015

Internal services consulted:

Ecology Officer
 Economic Development Team
 Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
 Flood and Drainage Team
 Highways Licensing
 Highway Development Management
 Housing Regeneration Initiatives
 Public Realm
 Waste Management

Statutory and non-statutory organisations consulted:

EDF Energy
 English Heritage
 Environment Agency
 Greater London Authority
 London Fire & Emergency Planning Authority
 London Underground Limited
 Metropolitan Police Service (Designing out Crime)
 Natural England - London Region & South East Region
 Network Rail (Planning)
 Thames Water - Development Planning
 Transport for London

Neighbour and local groups consulted:

Letters notifying neighbours of the application was sent to all properties on the Aylesbury Estate and within 150 metres of the Estate Boundary. They were also sent to properties facing on front Burgess Park on its southern edge. This totalled over 6,000 addresses. A list of all consultees can be made available upon request.

Re-consultation: 02/03/2015 in response to changes made to increase the number of units from 815 to 830 as a result of internal revisions. Various documents were also updated that cover both the FDS and the Outline Scheme.

Consultation responses received

Internal services

Archaeology
 Ecology Officer
 Economic Development Team
 Environmental Protection Team Formal Consultation
 Flood and Drainage Team
 Highway Development Management
 Housing Regeneration Initiatives
 Public Realm

Statutory and non-statutory organisations

English Heritage
 Environment Agency
 Greater London Authority
 London Underground Limited
 Metropolitan Police Service (Designing out Crime)
 Natural England - London Region & South East Region
 Network Rail (Planning)
 Thames Water - Development Planning
 Transport for London

Neighbours and local groups

Neighbour responses

Gayhurst, Aylesbury Estate
 116 Roffo Court, Boundary Lane, London SE17 2FP
 Flat 128 Roffo Court, Boundary Lane, SE17 2FP
 14 Fielding Street London
 53 Woodsford SE17 2TN
 157 Bradenham SE172BD
 148 Chartridge, Westmoreland Road, London SE17 2DA
 60 Dawes House, Orb Street SE17 1RD
 213 Missenden, Inville Road, London SE17 2HX
 359 Wendover Thurlow Street SE17 2UR
 21 Abbey Court, Macleod Street Se17 3ha
 102 brandon Street SE17 1AL
 74 Aylesbury Rd SE17 2EH
 Boundary Lane, London SE17 2BH
 13 Gateway SE17 3HQ
 74 Wendover, SE17
 30 Berryfield Rd, SE17 3QE
 175 Bradenham House, Boyson House, London, SE17 2BE
 107 Taplowhouse, thurlow street, London, se172uj
 145F Chatham Street SE17 1PA
 117 Latimer SE17 2EP
 146 Taplow SE17 2UJ
 7 St Edmunds House, Horsley Street SE17 2AR

25 Fielding Street SE17 3HE
 St Edmunds House Horsley St SE17 2AR
 22 Fielding street SE17 3HD
 105 Chiltern Portland Street SE17 2DD
 4 Sutherland Walk SE17 3EF
 85c Balfour Street SE17
 Flat 60 Dawes House Orb Street SE17 1RD
 8 St Edmunds House Horsley St London SE17 2AR
 149, Taplow, Thurlow Street SE17 2UJ
 Walworth Resident SE17
 3 Hurley Crescent SE16 6AL
 49 John Kennedy House SE16 2QE
 2 Middleton Drive SE16 6RZ
 52 Columbia Point SE16 7BG
 30 Webster Road SE16 4DF
 18 Market Place, Blue Anchor Lane, London, SE16 3UQ
 34 Huberd House SE1 4DN
 15 Hamilton Square, Kipling Street SE1 3SB
 402 OXO Tower
 15 Hamilton Square SE1 3SB
 7 Dauncey House, Webber Row, London
 Flat 9 Bath House, Bath Terrace SE1 6PU
 48 Lancaster Street SE1 ORY
 Flat D, 110 Dunton Road, Southwark, London SE1 5UN
 Belvedere Road SE18XT
 57A Lant Street SE1 1QN
 7 Dauncey House, Webber Row, London SE1 8QS
 Park Street, SE1 9AB
 34 Huberd house SE1 4DN
 76 Perronet House, Princess Street SE1 6JS
 Flat 21, 43 Searles Road SE1 4YL
 11/R Peabody Buildings, Duchy Street SE1 8DY
 27 Green Walk SE1 4TT
 45 Blackfriars Road SE1 8NZ
 Camberwell SE5
 4a Albany Mews, Albany Road, SE5 0DQ
 71 Crossmount House, Bowyer St, London SE5 0XB
 5 Hart House, 2 Lilford Road SE5 9HJ
 65b Camberwell road SE5 0EZ
 45 Ruskin Park House, Champion Hill SE5 8TQ
 19 Crofton road SE5 8LY
 160 Benhill Road SE5 7LZ
 6 Vaughan road SE5 9NZ
 12 Marble House, SE50DD
 13 Evesham Walk SE5 8SJ
 92 Southampton Way SE5 7TT
 43 Comber House Comber Grove London, SE5 0LJ
 14 Gaumont House SE15 5TS
 141 Linden Grove Nunhead SE15 3LP
 Flat 4 Sophia Court 1 Anstey Road SE15 4JX
 70 Northfield house Peckham park road London SE15 6TN
 26 Kirkwood Road SE15 3XX
 Flat B, 173 Gordon Road SE15 3RT
 23 Elcot Avenue SE15 1QB
 106b Dunstans Road London SE22 0HE

13 Wheatland House SE22 8AG
 2 Overhill Road SE22 0PH
 303 Upland Road SE22 0DL
 10a Forest Hill Rd SE22 0RR
 85 Delawyk Crescent SE24 9JD
 69A Railton Rd SE24 0LR
 56 Trehurst Street E5 0EB
 28 Greenleaf Close SW2
 108 Acre Road KT2 6EN
 30 Crossfield Road N17 6AY
 11 Weavers Terrace SW6 1QE
 40 Silk House E2 8GH
 Flat 59 Chaucer Court N16 8TS
 7 Rowley Road N15 3AX
 21 Diana Road E17 5LE
 7 Cressida Road N19 3JN
 97b Mercers Road N19 4PS
 9 Sanford Walk SE14 6NB
 116 Algernon Road SE13 7AW
 4b Barmeston Road SE6 3BH
 Via La Spezia, 47 00055
 19 Bolton Walk N7 7RW
 247a Walmer Road W11 4EY
 205 Well Street E9 6QU
 29 Graham Mansions E8 1EY
 Doughty Street WC1N 2PL
 88 Willesden Lane NW6 7TA
 20A Somerfield Road N4 2JJ
 8 Eade Road N4 1DH
 99b Forest Road E8 3BH
 34 Carr Rd E17 5EN
 Barnsbury Road N1 0HD
 127a Clarence Road E5 8EE
 35a Slaithwaite Rd SE13 6DJ
 Mells BA11 3PJ
 10 Banner Road BS6 5LZ
 215 Balham Highroad SW17 7BQ
 3 Knights Walk SE11 4PA
 11 Weavers Terrace SW6 1QE
 Flat 34 Kestrel House SE10 8FP

Local Groups

Conservation Advisory Group
 The Three Cross Society
 Stop Killing Cyclists
 People's Republic of Southwark

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	Notting Hill Housing Trust	Reg. Number	14/AP/3843
Application Type Recommendation	Full Planning Permission Grant subject to Legal Agreement and GLA	Case Number	TP/H1059

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m - 72.2m AOD), providing 830 residential dwellings (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works.

At: AYLESBURY ESTATE, LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, WESTMORELAND ROAD AND BRADENHAM CLOSE, LONDON SE17

In accordance with application received on 13/10/2014

and Applicant's Drawing Nos. Planning Documents

Design and Access Statement for the First Development Site V1 (and addendum V1), Landscape Strategy for the First Development Site V1 (and addendum V1), Arboricultural Impact Assessment September 2014, Tree Strategy V1 (and addendum V1), Environmental Statement Volumes 1-4 (and addendum February 2015), Townscape and Visual Impact Assessment Addendum, Affordable Housing Statement (February 2015), Planning Statement (February 2015), Energy Assessment and District Heating Study (February 2015), Statement of Community Involvement, Transport Assessment (and addendum January 2015), Site Wide Waste Management Strategy (and addendum February 2015), Flood Risk Assessment V1, Sustainability Statement V1.

Planning Drawings

Existing drawings

D01-001A, D01-002, D01-003A, D01-005

Site wide

HTA-L-D01-X-XX-2900A, D01-004A, D01-100A, D01-101A, D01-102A, D1-106A, D01-130A, D01-131B, D01-132A, D01-133B, D01-134A, D01-135B, D01-136A, D01-137A, D01-138A, D01-139A.

Block 1

1305-NHH-AES-S01-100A, 1305-NHH-AES-S01-102A, 1305-NHH-AES-S01-104A, 1305-NHH-AES-S01-106A, 1305-NHH-AES-S01-110A, 1305-NHH-AES-S01-120A, 1305-NHH-AES-S01-121A, 1305-NHH-AES-S01-122A, 1305-NHH-AES-S01-123A, 1305-NHH-AES-S01-124A, 1305-NHH-AES-S01-125A, 1305-NHH-AES-S01-126A, 1305-NHH-AES-S01-130A, 1305-NHH-AES-S01-131A, 1305-NHH-AES-S01-132A, 1305-NHH-AES-S01-300A.

Block 2

S02-101A, S02-102A, S02-103A, S02-130A, S02-131A, S02-132A, S02-140A, S02-141, S02-300A.

Block 3

S03-101A, S03-102A, S03-103A, S03-104A, S03-130A, S03-131A, S03-132A, S03-140A, S03-141A.

Block 4

NHH-AES-S04-100A, NHH-AES-S04-101A, NHH-AES-S04-102A, NHH-AES-S04-103A, NHH-AES-S04-104A, NHH-AES-S04-105A, NHH-AES-S04-106A, NHH-AES-S04-107A, NHH-AES-S04-108A, NHH-AES-S04-109A,

NHH-AES-S04-110A, NHH-AES-S04-111A, NHH-AES-S04-112A, NHH-AES-S04-122A, NHH-AES-S04-130A, NHH-AES-S04-131A, NHH-AES-S04-132A, NHH-AES-S04-133A, NHH-AES-S04-134A, NHH-AES-S04-135A, NHH-AES-S04-136A, NHH-AES-S04-137A, NHH-AES-S04-138A, NHH-AES-S04-139A, NHH-AES-S04-140A, NHH-AES-S04-141A, NHH-AES-S04-150A, NHH-AES-S04-151A, NHH-AES-S04-152A, NHH-AES-S04-300A, NHH-AES-S04-301A, NHH-AES-S04-302A.

Block 5

S05-101A, S05-102A, S05-103B, S05-104B, S05-105B, S05-106B, S05-107B, S05-108B, S05-109B, S05-110B, S05-111A, S05-112A, S05-113A, S05-120A, S05-130A, S05-131A, S05-133B, S05-134A, S05-135B, S05-136A, S05-137A, S05-138B, S05-140A, S05-142A, S05-143A, S05-144A, S05-145A, S05-146A, S05-147A, S05-300A, S05-301A, S05-302A.

Block 6

S06-101A, S06-101A, S06-102A, S06-103B, S06-104B, S06-105B, S06-106C, S06-107C, S06-108C, S06-109C, S06-110C, S06-111B, S06-112A, S06-130B, S06-131A, S06-132A, S06-133B, S06-134A, S06-135A, S06-136B, S06-137B, S06-138A, S06-140A, S06-141A, S06-142A, S06X-DR_300_U2A.

Sections

HTA-L-D01-X-XX-2202A, HTA-L-D01-X-XX-2203A, HTA-L-D01-X-XX-2204A, HTA-L-D01-X-XX-2205A, HTA-L-D01-X-XX-2206, HTA-L-D01-X-XX-2207A, HTA-L-D01-X-XX-2208, HTA-L-D01-X-XX-2902A, HTA-L-D01-X-XX-2903A, HTA-L-D01-X-XX-2904A, HTA-L-D01-X-XX-2905A, HTA-L-D01-X-XX-2906, HTA-L-D01-X-XX-2907A, HTA-L-D01-X-XX-2908, HTA-L-D01-X-XX-2909.

Highways

0304-ATR-003B, 0304-ATR-004A, 0304-GA-007D, 0304-RP-001C, 0304-RP-002C

Subject to the following forty-one conditions:

Time limit for implementing this permission and the approved plans

- 1 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.

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

Site wide

HTA-L-D01-X-XX-2900A, D01-004A, D01-100A, D01-101A, D01-102A, D1-106A, D01-130A, D01-131B, D01-132A, D01-133B, D01-134A, D01-135B, D01-136A, D01-137A, D01-138A, D01-139A.

Block 1

1305-NHH-AES-S01-100A, 1305-NHH-AES-S01-102A, 1305-NHH-AES-S01-104A, 1305-NHH-AES-S01-106A, 1305-NHH-AES-S01-110A, 1305-NHH-AES-S01-120A, 1305-NHH-AES-S01-121A, 1305-NHH-AES-S01-122A, 1305-NHH-AES-S01-123A, 1305-NHH-AES-S01-124A, 1305-NHH-AES-S01-125A, 1305-NHH-AES-S01-126A, 1305-NHH-AES-S01-130A, 1305-NHH-AES-S01-131A, 1305-NHH-AES-S01-132A, 1305-NHH-AES-S01-300A.

Block 2

S02-101A, S02-102A, S02-103A, S02-130A, S02-131A, S02-132A, S02-140A, S02-141, S02-300A.

Block 3

S03-101A, S03-102A, S03-103A, S03-104A, S03-130A, S03-131A, S03-132A, S03-140A, S03-141A.

Block 4

NHH-AES-S04-100A, NHH-AES-S04-101A, NHH-AES-S04-102A, NHH-AES-S04-103A, NHH-AES-S04-104A, NHH-AES-S04-105A, NHH-AES-S04-106A, NHH-AES-S04-107A, NHH-AES-S04-108A, NHH-AES-S04-109A, NHH-AES-S04-110A, NHH-AES-S04-111A, NHH-AES-S04-112A, NHH-AES-

S04-122A, NHH-AES-S04-130A, NHH-AES-S04-131A, NHH-AES-S04-132A, NHH-AES-S04-133A, NHH-AES-S04-134A, NHH-AES-S04-135A, NHH-AES-S04-136A, NHH-AES-S04-137A, NHH-AES-S04-138A, NHH-AES-S04-139A, NHH-AES-S04-140A, NHH-AES-S04-141A, NHH-AES-S04-150A, NHH-AES-S04-151A, NHH-AES-S04-152A, NHH-AES-S04-300A, NHH-AES-S04-301A, NHH-AES-S04-302A.

Block 5

S05-101A, S05-102A, S05-103B, S05-104B, S05-105B, S05-106B, S05-107B, S05-108B, S05-109B, S05-110B, S05-111A, S05-112A, S05-113A, S05-120A, S05-130A, S05-131A, S05-133B, S05-134A, S05-135B, S05-136A, S05-137A, S05-138B, S05-140A, S05-142A, S05-143A, S05-144A, S05-145A, S05-146A, S05-147A, S05-300A, S05-301A, S05-302A.

Block 6

S06-101A, S06-101A, S06-102A, S06-103B, S06-104B, S06-105B, S06-106C, S06-107C, S06-108C, S06-109C, S06-110C, S06-111B, S06-112A, S06-130B, S06-131A, S06-132A, S06-133B, S06-134A, S06-135A, S06-136B, S06-137B, S06-138A, S06-140A, S06-141A, S06-142A, S06X-DR_300_U2A.

Sections

HTA-L-D01-X-XX-2202A, HTA-L-D01-X-XX-2203A, HTA-L-D01-X-XX-2204A, HTA-L-D01-X-XX-2205A, HTA-L-D01-X-XX-2206, HTA-L-D01-X-XX-2207A, HTA-L-D01-X-XX-2208, HTA-L-D01-X-XX-2902A, HTA-L-D01-X-XX-2903A, HTA-L-D01-X-XX-2904A, HTA-L-D01-X-XX-2905A, HTA-L-D01-X-XX-2906, HTA-L-D01-X-XX-2907A, HTA-L-D01-X-XX-2908, HTA-L-D01-X-XX-2909.

Highways

0304-ATR-003B, 0304-ATR-004A, 0304-GA-007D, 0304-RP-001C, 0304-RP-002C

Reason:

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

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 Tree Protection

Prior to any works, including demolition, commencing on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

An Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

- i) 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.
- ii) The 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.
- iii) 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.

4 Site Contamination

Prior to the commencement of any development (excluding demolition) on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Part One - A site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.

i) The Phase 1 (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

Part Two - In the event that contamination is present, 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.

Part Three - 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.

Part Four - 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, in accordance with Part One - Part Three above.

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.

5 Demolition Environmental Management Plan (DEMP)
No demolition works shall take place for

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Until a DEMP for each block has been submitted to and approved in writing by the Local Planning Authority. The DEMP shall oblige the applicant, or developer and their contractor/s to commit to current best practice with regard to site management and use all best endeavours to minimise disturbances including, but not limited to, noise, vibration, dust, smoke and plant emissions emanating from the site during any demolition works. The DEMP will include the following:

- A detailed specification of demolition works including consideration of environmental impacts (noise, dust, emissions to air, lighting, waste) and the proposed remedial measures;
- Engineering measures to eliminate or mitigate specific environmental impacts
- Arrangements for direct and responsive contact for the public with the contractor/site management during demolition and arrangements for regular public access information meetings to discuss the progress of and issues with the demolition;
- A commitment to adopt and implement the ICE Demolition Protocol, Southwark's Considerate Contractor Scheme and GLA Best Practice Guidance;
- To follow all current best practice with regard to the management of outputs regarding noise and emission to air;
- Safe routing, holding and access for site traffic;
- Waste storage, separation and disposal;
- A demolition logistics plan (prepared to TfL CLP Standards and subject to approval by TfL);
- Details of cycle awareness training for all drivers and installation of skirts on all lorries.

All demolition and construction work shall then be undertaken in strict accordance with the approved DEMP, unless otherwise agreed in advance, in writing by the Local Planning Authority.

Reason

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

6 Ecological management plan
Prior to the commencement of development (excluding demolition) on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements: Management of Biodiverse Green roofs, Nest boxes, Rain gardens, Native planting and hedges.

Reasons: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is an

mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity. a requirement is to produce a Landscape and Habitat Management Plan.

7 Environment Agency - Groundwater contamination
Prior to the commencement of development (excluding demolition) on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

The following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Environment Agency:

- i) A site investigation scheme, based on submitted geo-environmental and geotechnical preliminary risk assessment by WSP UK Ltd (dated 22 September 2014 with reference 50600304), to provide information for a detailed assessment of the risk to all receptors which may be affected, including those off site;
- ii) The results of the site investigation and detailed risk assessment referred to in (i) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
- iii) A verification plan providing details of the data which will be collected in order to demonstrate that the works set out in the remediation strategy in (ii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason

For the protection of controlled waters. The site is located over a Secondary Aquifer and it is possible that the site may be affected by historic contamination.

8 Environment Agency - Further contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out on that development block until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason

There is always the potential for unexpected contamination to be identified during groundworks. The Environment Agency should be consulted should any contamination be identified that could present an unacceptable risk to controlled waters.

9 Thames Water - Drainage

Prior to commencement of any construction works, excluding demolition, on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A drainage strategy for that block, detailing any on and/or off site drainage works should be submitted to and approved in writing by the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the

drainage works referred to in the strategy have been completed.

Reason

The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

- 10 Thames Water - Impact piling
For each of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage and water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason

The proposed works will be in close proximity to underground sewerage and water utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

- 11 Thames Water - Water Supply
Development (excluding demolition) should not be commenced until Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

- 12 Highways Infrastructure Plan
Notwithstanding drawing number 0304-GA-007D, an updated Highways Infrastructure Plan shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development (excluding demolition) in consultation with the Highways Authority in order to finalise details of street design and treatment, lighting, planting access and visibility. The development shall then be implemented in accordance with any consent given.

Reason

In the interest of amenity and to secure a high standard of street design.

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.

- 13 Landscaping
Before any above grade work hereby authorised begins on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4

- e) Block 5
- f) Block 6

Detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the relevant block not covered by buildings (including cross sections, podium gardens, roof gardens, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The submission should include details of native planting with a minimum of 30% of native plants of local provenance. 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.

14 Green/Brown Roofs

Before any above grade work hereby authorised begins on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details (including a specification and maintenance plan) of the green/brown roof/ living walls/ vertical gardens, terraces and planters to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given, and the green/brown roof/ living walls/ vertical gardens; terraces and planters are to be retained for the duration of the use. Where trees and large shrubs are proposed to be provided within planters, details of irrigation shall be provided such that water is available for the maintenance by mains, grey water or other sustainable drainage specification such as attenuation tanks and automated irrigation systems.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, it is in accordance with The National Planning Policy Framework 2012, Strategic Policy 11 Open spaces and wildlife, Strategic Policy 12 Design and Conservation and Strategic Policy 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.

15 BREEAM

Before any fit out works to the community space in Block 1 hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'Very Good' 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; Before the community space in Block 1 is brought into use, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in

writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

16 Car Club Bays

Before any above grade work is carried out, including landscaping works, details of the positioning of the three car club bays 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. The car club bays shall remain for as long as the development is occupied.

Reason

To ensure the safety of motorists, cyclists and pedestrians in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport impacts of the Southwark Plan 2007.

17 Designing Out Crime

Before any above grade work hereby authorised begins on

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of security measures for that block shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

18 CHP Plant Pre approval

Before any above grade works take place on any part of the site, the developer will provide a report advising of the full particulars and details of the CHP plant including final location, layout, operation, management plan, management responsibilities, maintenance schedule, fuel supply, height of flue, emissions impact on local air quality and proposed emission mitigation equipment. These details shall be submitted and approved in writing by the Local Planning Authority. The CHP plant shall not be constructed or operated other than in accordance with the LPA approval given whilst it is in commission.

Reason

In order that the Local Planning Authority may be satisfied that the location, layout, operation, management plan, management responsibilities, maintenance schedule, fuel supply, height of flue, emissions impact on local air quality and proposed emission mitigation equipment are cohesive, adequate and effective, to ensure the proposal minimises its impact on air quality and amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007.

19 Construction Environmental Management Plan (CEMP)

No above grade works shall take place on;

- a) Block 1

- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Until a CEMP for that block has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, or developer and their contractor/s to commit to current best practice with regard to site management and use all best endeavours to minimise disturbances including, but not limited to, noise, vibration, dust, smoke and plant emissions emanating from the site during construction. The CEMP will include the following:

- A detailed specification of construction works including consideration of environmental impacts (noise, dust, emissions to air, lighting, waste) and the proposed remedial measures;
- The specification shall include details of foundation piling
- Engineering measures to eliminate or mitigate specific environmental impacts
 - Arrangements for direct and responsive contact for the public with the contractor/site management during demolition and/or construction and arrangements for regular public access information meetings to discuss the progress of and issues with the development;
- A commitment to adopt and implement the ICE Demolition Protocol, Southwark's Considerate Contractor Scheme and GLA Best Practice Guidance;
- To follow all current best construction practice with regard to the management of outputs regarding noise and emission to air;
- Safe routing, holding and access for site traffic;
- Waste storage, separation and disposal;
- A Construction and Logistics Plan in line with TfL guidance (all construction access routes and access details also need to be approved by TfL);
- Details of cycle awareness training for all drivers and installation of skirts on all lorries.

All construction work shall then be undertaken in strict accordance with the approved CEMP, unless otherwise agreed in advance, in writing by the Local Planning Authority.

Reason

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

20 Air Quality Assessment

Before any above grade work hereby authorised begins on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A site report detailing the proposed methods relevant to that block to minimise future occupiers exposure to air pollution 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 and the approved scheme shall be implemented prior to occupation of the development and shall be permanently maintained thereafter.

Reason

To ensure that end users of the development do not suffer a loss of amenity by reason of air pollution 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 NPPF 2012

21 Cycle Storage

Before any above grade work hereby authorised begins on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details (1:50 scale drawings) of the facilities to be provided in that block for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall also show layout, location and type of any on-street cycle parking. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

22 Biodiversity roofs

For each of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of the biodiversity (green/brown) roofs for that block shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roofs shall be:

- i) biodiversity based with extensive substrate base (depth 80-150mm);
- ii) laid out in accordance with the Roof plans for blocks 1,4,5,and 6 hereby approved; and
- iii) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the green/brown roofs and Southwark Council agreeing the submitted plans, and once the green/brown roofs are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2014, saved policy 3.28 of the Southwark Plan 2007 and Strategic Policy 11 of the Southwark Core Strategy 2011.

23 Bat Tubes and boxes

Prior to any above grade works on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of bat tubes/ bricks for that block shall be submitted to and approved in writing by the Local Planning Authority. No less than 10 Tubes/ bricks, (minimum of 3 Tubes) for each block, shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting Tubes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan 2007 and Strategic Policy 11 of the Southwark Core Strategy 2011.

24 Swift boxes

Prior to any above grade works on:

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of Swift nesting boxes / bricks for that block shall be submitted to and approved in writing by the Local Planning Authority. No less than 8 nesting boxes / bricks shall be provided for blocks 4, 5, and 6 and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The Swift nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

25 External Material Samples

For each of :

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Material sample panels of all external facing materials, including glazing, brickwork (bond and pointing) and decorative metal screening for the relevant block shall be presented on site and approved in writing by the Local Planning Authority before any work above grade in connection with each block is carried out. The development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal demonstrates exemplary quality in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance

with saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy 2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 26 Design - Mock ups
Prior to any above grade works taking place on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A mock up of all external finishes including cladding, brickwork and masonry which includes a corner junctions with door and window reveals, cills, lintels and all ground level door types for the relevant block shall be constructed for inspection on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

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

- 27 Design - detailed drawings
Prior to any above grade works on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Section detail-drawings at a scale of 1:2 through:

- principal features on the facades;
- parapets (which shall be in brick or masonry);
- roof edges;
- junctions with the existing building; and
- heads, sills and jambs of all openings.

Shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

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

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 28 Plant Noise
The rated noise level from any plant including the proposed CHP scheme and energy centre, together with any associated ducting or fittings shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises. A validation test shall be carried out prior to any plant being commissioned and the results shall be submitted to the Local Planning Authority for approval in writing prior to the occupation of any units within the relevant block.

Reason

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

nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

29 Electric Vehicle Charging Points
Before the first occupation of;

- a) Block 4
- b) Block 5

Details of the installation (including location and type) of electric vehicle charger points for that block shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To encourage more sustainable travel in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 5.2 Transport Impacts of the Southwark Plan 2007.

30 Service Management Plan
Prior to occupation of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A Service Management Plan for that block detailing how all elements of the site are to be serviced, including bin collection and deliveries, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

31 Ecological monitoring
Prior to the occupation of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A scheme for monitoring the effectiveness of the biodiversity mitigation and enhancement measures for that block, shall be submitted to and approved by the Local Planning Authority. This shall include:

- Use of bird or bat nesting and roosting features, Success of the brown roofs, hedges, parks and rain gardens to support wildlife.
- The monitoring shall be carried out and reported to the Local Planning Authority in accordance with the agreed scheme for a period of 10 years.

Reason: to measure the effectiveness of biodiversity mitigation and/or enhancement measures, to see whether the measures achieve the expected biodiversity benefits. This will help refine the design of mitigation schemes to ensure effective measures are put into place in future developments.

32 Refuse Storage - Residential
Prior to occupation of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of the arrangements for the storing of domestic refuse in that block shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

33 Refuse storage - Community space

Details of the arrangements for the storing of refuse for the community centre in Block 1 shall be submitted to and approved in writing by the Local Planning Authority prior to the community centre being brought into use and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

34 Environment Agency - Remediation verification
Prior to the occupation of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A verification report for the relevant block demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the Local Planning Authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason

Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

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.

35 Residential Internal Noise Levels

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

Bedrooms - 30dB LAeq, T * and 45dB LAFmax T *

Living rooms- 35dB LAeq, T#

* - Night-time 8 hours between 23:00-07:00

- Daytime 16 hours between 07:00-23:00.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

36 Residential Noise & Sound transmission between properties

The habitable rooms within the development sharing a party wall element (wall/ceiling/floor) with a separate residence shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall is a minimum of 5dB improvement over the Building Regulations standard set out in Approved Document E.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the adjacent premises in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

37 Residential Noise - Sound transmission between community uses and residential properties

Any party ceiling/floor element between a domestic and commercial/community use premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that NR20, due to noise from the commercial/community premises, is not exceeded.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within commercial premises in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

38 Vibration

The development must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 - 07.00hrs.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

39 CHP Management Plan Emissions standard

The CHP plant shall use natural gas and meet the relevant standard for its size stated in Appendix 7 of the London Mayor's Supplementary Planning Guidance on Sustainable Design and Construction.

Reason

To ensure the proposal minimises its impact on air quality in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007.

- 40 The use hereby permitted for D Class purposes shall not be carried on outside of the hours 7:00 to 23:00 on Monday to Saturday or 08:00 to 22:00 on Sundays and public holidays.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007

- 41 Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the dwellinghouses hereby approved as part of Blocks 2 and 3.

Reason

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

Statement of positive and proactive action in dealing with the application

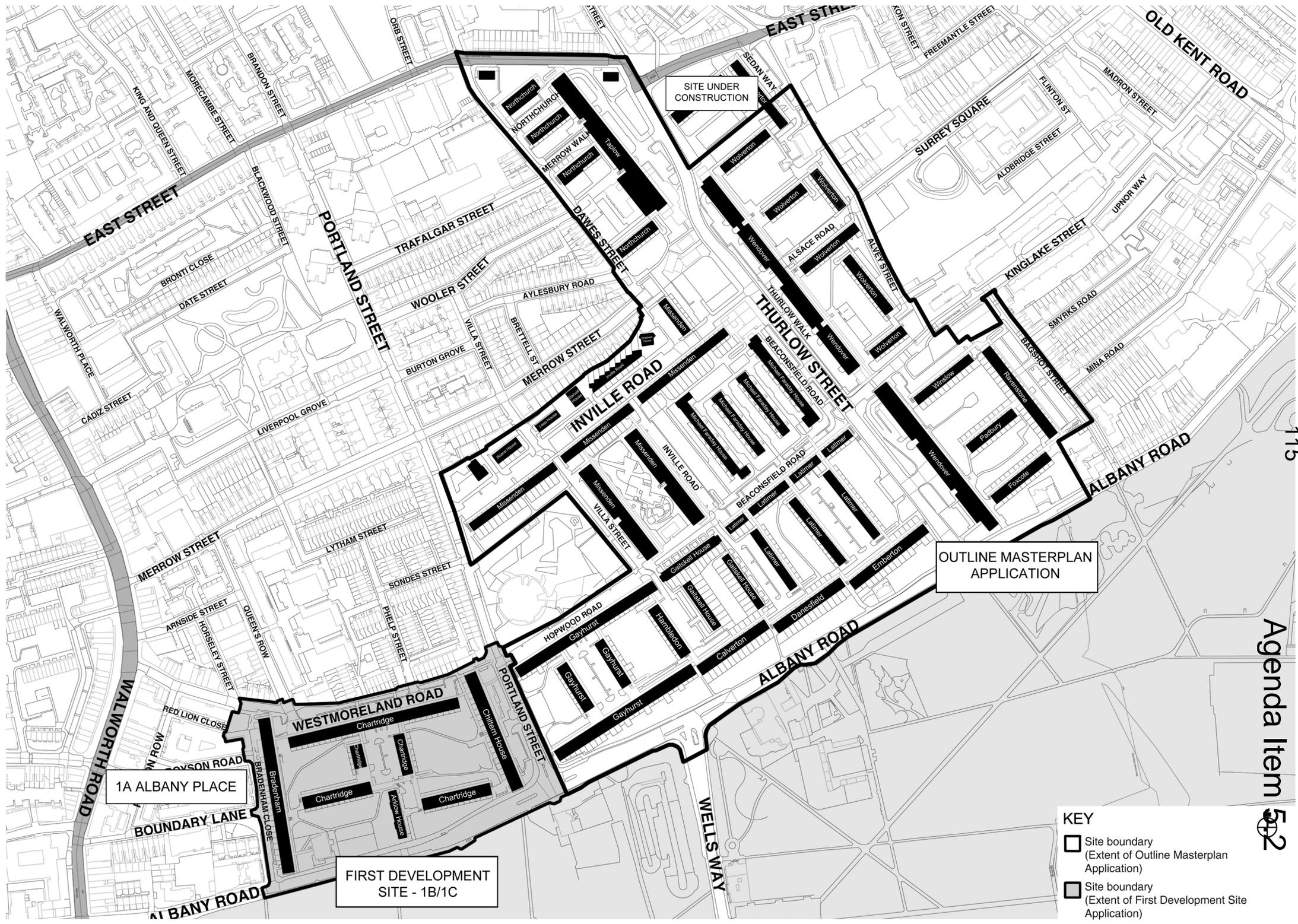
Informatives

The term 'above grade' here means any works above ground level, but excludes any works consisting solely of demolition.

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

There are public sewers crossing or close to the development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.



SITE UNDER CONSTRUCTION

OUTLINE MASTERPLAN APPLICATION

1A ALBANY PLACE

FIRST DEVELOPMENT SITE - 1B/1C

- KEY**
- Site boundary (Extent of Outline Masterplan Application)
 - ▭ Site boundary (Extent of First Development Site Application)



- Illustrative Masterplan Key**
- 1 Dawes Street & East Street Park
 - 2 Aylesbury Square
 - 3 Alsace Park
 - 4 Thurlow Street
 - 5 Alvey Park
 - 6 Bagshot Park
 - 7 Thurlow Park
 - 8 Planes Park
 - 9 Missenden Park
 - 10 Gaitskell Park
 - 11 Burgess Park
 - 12 Albany Road
 - 13 Michael Faraday Square
 - 14 Invillie Park
 - 15 Portland Street
 - 16 First Development Site
 - 17 Site 1A
 - 18 Site 7

Do not scale from drawings unless by agreement with HTA. Use figured dimensions only. Check all dimensions on site prior to commencing the works. Drawing to be read in conjunction with other relevant consultant information.

This drawing is the copyright of HTA Design LLP and must not be copied or reproduced in part or in whole, without the express permission of HTA Design LLP. Drawing to be read in conjunction with outline specification.

Rev	Date	Drawn	Description
B	19.02.15	JCF	Revised Planning Issue



Item No. 5.2	Classification: Open	Date: 23 April 2015	Meeting Name: Planning Committee
Report title:	<p>Development Management planning application: Application 14/AP/3844 for: Outline Planning Permission</p> <p>Address: AYLESBURY ESTATE, LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, BAGSHOT STREET, ALVEY STREET, EAST STREET AND DAWES STREET, LONDON SE17</p> <p>Proposal: Outline application for: demolition of existing buildings and phased redevelopment to provide a mixed use development over 18 development parcels comprising a number of buildings ranging between 2 to 20 storeys in height (12.45m - 68.85m AOD) with capacity for up to 2,745 residential units (Class C3), up to 2,500sqm of employment use (Class B1); up to 500sqm of retail space (Class A1); 3,100 to 4,750sqm of community use; medical centre and early years facility (Class D1); in addition to up to 3,000sqm flexible retail use (Class A1/A3/A4) or workspace use (Class B1); new landscaping; parks, public realm; energy centre; gas pressure reduction station; up to 1,070 car parking spaces; cycle parking; landscaping and associated works.</p> <p>The application is accompanied by an Environmental Statement pursuant to the Town and Country Planning Regulations (Environmental Impact Assessment) 2011.</p>		
Ward(s) or groups affected:	Faraday		
From:	HEAD OF DEVELOPMENT MANAGEMENT		
Application Start Date 21/11/2014		Application Expiry Date 12/02/2015	
Earliest Decision Date 30/01/2015		PPA Date: 31/07/2015	

RECOMMENDATION

1. That planning permission is GRANTED subject to conditions, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London;
2. If it is resolved to grant planning permission, it is confirmed that the environmental information has been taken into account as required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011;
3. That it is confirmed that, following issue of the planning decision, the Head of Development Management should place a statement on the Statutory Register pursuant to Regulation 24 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 which contains the information required by Regulation 21 and for the purposes of Regulation 24(1)(c) being the main reasons and considerations on which the
- 4.

Planning Committee's decision was based shall be set out as in the report.

5. In the event that the requirements of (a) are not met by July 31st2015 , the Head of Development Management be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 408.

BACKGROUND INFORMATION

Introduction

6. Constructed between 1966 and 1977, the Aylesbury Estate covers an area of 28.5 hectares containing approximately 2700 dwellings. At the time it was built, the plans for the estate were considered innovative and aspirational – elevated walkways linking the blocks would enable people to walk from the Peckham 'Five Estates' through Aylesbury and the Heygate to the Elephant and Castle. The walkways would separate pedestrians from the traffic, with parking garages at ground floor and the decks becoming social spaces for the residents.
7. However, over the following 30 years the estate became one of the most deprived areas in south London, with a high incidence of crime, ill health and low levels of employment and educational achievement.
8. The Aylesbury Estate was awarded New Deal for Communities (NDC) status in 1999 with a budget of £56 million to improve the physical environment, raise living standards and improve the life chances of residents. The NDC and the council worked together to deliver social, education and training programmes. In 2009 the Aylesbury NDC was succeeded by the Creation Trust, a charity delivering projects, events and consultation programmes and ensuring the existing community has a voice in the regeneration process.
9. In 2002 the council embarked upon plans for refurbishing the estate. However, structural surveys highlighted the extent of works needed to the fabric and it was concluded that the cost of refurbishing the estate to an acceptable standard would be prohibitive. Work to the individual blocks could not overcome the fundamental shortcomings of the layout of the estate, with its lack of active frontages, confusing and difficult pedestrian routes, and hostile architecture, and would limit opportunities for inward investment to support the regeneration. It was decided that in order to secure a long term sustainable future for the area, a more comprehensive programme would be needed, and in 2005 the council took the decision to redevelop the estate.
10. Preparation of the Aylesbury Area Action Plan (AAP) began in March 2007. The council worked with the NDC and masterplanners Urban Initiatives on options, and carried out public consultation and background studies. Following an Examination in Public in 2009, and receipt of the report from the appointed Inspector, the council formally adopted the AAP in January 2010. The policies in the AAP have significant weight in any decisions on applications in this area. It is part of the statutory development plan and deals directly with the redevelopment of the Aylesbury Estate.
11. During the Plan preparation period, two early phases of redevelopment came forward. Phase 1A in the south west corner of the estate has delivered 261 new homes, plus shops and a community centre (the Southwark Resource Centre). Site 7, in the north east corner of the estate is currently under construction, and will provide 147 new

homes. Both were developed by L&Q Housing, and Phase 1A was recently awarded a Civic Trust commendation.

12. In 2012 the council began the process of selecting its development partner to deliver the Aylesbury masterplan. Following a lengthy and rigorous procurement process, the council selected Notting Hill Housing Trust (NHHT). In April 2014 a development partnership agreement and business plan were agreed by the partners to secure the comprehensive regeneration of the Aylesbury estate by 2032. NHHT will be working with Barratt London to deliver this comprehensive scheme.
13. The guiding objective of the AAAP is to deliver a new neighbourhood, better integrated with the wider area, with a mix of housing types and tenures. It aims to replace 2758 dwellings with around 4,200 new houses and flats, together with new shops, community facilities, workspaces, open spaces and other infrastructure.
14. The estate bounds Burgess Park, where a £6 million programme of investment, including a new competition-standard BMX track, playground and lake improvements has recently been undertaken. Consultation on Phase 3 works was recently carried out, which could include further sports and youth provision.
15. The future phases of the Aylesbury redevelopment would be delivered through two applications – a full application for the first development site (FDS) and an Outline application for Phases 2, 3 and 4. The application for the FDS (14/AP/384) is included elsewhere on this agenda. Together, these developments have the potential to transform the area, achieving the AAAP objective for an attractive, mixed neighbourhood where people would choose to live.

Site location and description

16. The application site, measuring approximately 22 hectares, currently accommodates around 2080 homes across approximately 50 residential blocks that range in height between four and 14 storeys. There are large long linear housing blocks between 10 and 14 storeys with large expanses of open space and integrated garages at ground floor level. The largest of these include Wendover and Taplow which are built in a Jespersen architectural style that is characterised by pre-fabricated techniques, including a pre-cast concrete wall panel, floor and ceiling slabs. Eight to four storey blocks of similar architectural style are more centrally located within the estate (e.g. Missenden), alongside red brick estate buildings (typically two to five storey storeys) and a short row of dwelling houses and maisonettes.
17. The estate has a concentration of community facilities along Thurlow Street, including the Thurlow Community Centre, the Aylesbury Youth Centre, the Aylesbury Learning Centre and a Medical Centre. There is a central communal heating system served from a large boiler room within the centre of the estate. There are approximately 414 trees spread across the estate, but mainly within the Aylesbury estate amenity spaces. Residential dwellings on the estate remain for the most part occupied.
18. To the north the site is bounded by East Street where there is a street market and a local parade of shops. Retail provision is also located nearby on both Walworth Road and Old Kent Road to the west and east respectively. To the south the site is bounded by Burgess Park and Surrey Square lies adjacent to the estate to the east. Michael Faraday School and the University Academy of Engineering, South Bank adjoin the site to the west.

19. There are a number of heritage assets in proximity to the site including the following conservation areas: Liverpool Grove, Cobourg Road, Trafalgar Avenue, Glengall Road and Addington Square. There are no Listed Buildings within the site boundary but there are some Listed Buildings on Portland Street and within Burgess Park.

Details of proposal

20. The details of the outline scheme are described in the Development Specification, Parameter plans and Design Code. All other documents submitted provide supporting information which is considered in the main body of this report. The application is also accompanied by an Environmental Statement.
21. Consent is being sought for the principle of the proposal including the upper and lower limits of development and the areas where new access points will be situated. The purpose is to move towards a more detailed outline planning permission that cover specific elements at a later stage. These later stages are called 'reserved matters' and in the case of the outline proposal will include:
22. **"access"**: the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network;
23. **"appearance"**: the aspects of a building or place within the development which determine the visual impression the building or place, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture;
24. **"landscaping"**: the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities and includes screening by fences, walls or other means, the planting of trees, hedges, shrubs or grass, the laying out or provision of gardens, courts or squares, water features, sculpture, or public art, and the provision of other amenity features;
25. **"layout"**: means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development;
26. **"scale"**: means the height, width and length of each building proposed within the development in relation to its surroundings.
27. The proposed amount of development is set out in the Development specification, with some detailed provisions set out in supporting documents. Overall the scheme is seeking to provide:

Table 1: Residential accommodation

	Amount
Residential (Class C3)	<p>288,700(GEA) sq.m (max.) / 2745 dwelling units (max.) 230,000 (GEA) sq. m (min.)/ 1,700 dwellings (min.)</p> <p><u>Affordable dwellings</u></p> <ul style="list-style-type: none"> • 50% by habitable room <p><u>Target rent</u></p> <ul style="list-style-type: none"> • 75% of all affordable habitable rooms <p><u>Intermediate</u></p> <ul style="list-style-type: none"> • 25% of all affordable habitable rooms <p><u>Private</u></p> <ul style="list-style-type: none"> • 50%by habitable rooms
Dwelling Mix (minimum)	<ul style="list-style-type: none"> • 3% - Studios (maximum) • 70%- 2 or more bedrooms • 20% - 3 bedrooms • 7% - 4 bedrooms • 3% - 5 or more bedrooms
Residential standards (minimum)	<ul style="list-style-type: none"> • AAAPfloorspace standards • London Plan floorspace standards • 10% wheelchair accessible dwellings • Lifetime homes standards • Minimum Code for Sustainable Homes Rating Level 4.
Private amenity space (minimum)	<ul style="list-style-type: none"> • 6sq.m per 1 or 2 bed flat • 10sq.m per 3 or 4bed flat/maisonette • 50sq.m per 4 or 5bed dwelling house
Child Play Space	<ul style="list-style-type: none"> • 20,300sq.m (Indicative)
Residential Cycle Parking (minimum)	<ul style="list-style-type: none"> • Indicative amount – 4,898cycle spaces
Car parking	<ul style="list-style-type: none"> • 1098 parking spaces (maximum) • 20% equipped with electric vehicle charging facilities • 20% equipped with passive electric vehicle charging facilities

Other land-uses**Table 2:**Proposed non-residential floorspace

	Minimum	Maximum
Business space (B1)	600sq.m	4,900*sq.m
Retail (Class A1)	800 sq.m	2,500* sq.m
Health Centre, Community and Leisure (Class D1)	3,100sq.m	4,750 sq.m
Flexible space (A1, A3, A4 or B1)	600 sq.m	3,000sq.m
Cycle space standards for non-residential uses	A1 – 1 space per 250sq.m	
	A2-A5 - 1 space per 250sq.m	
	B1 – 1 space per 90 sq.m	
	D1 (Nurseries/schools) - 1 space per 8 staff + 1 space per 8 students	
	D1(Health centre) – Health centre – 1 space per 5 staff	
	D1 (other) – 1 space per 8 staff	
	Indicative total – 195 spaces	
Energy Centre	2.5MWe Combined Heat and Power Energy Centre	Not specified.

*This total includes flexible space. The maximum retail/employment maximum cannot both be achieved.

Public open space provision

28. Twelve new areas of public open space will be created providing Civic space and Parks that will provide playspace as well as general amenity space. Street gardens will also be provided along Albany Road and Thurlow Street that will have an amenity and social function.

Table 3:Overview of open space provision

	Minimum (sq.m)
Civic open space	2,830
Parks	14,129
Street gardens	7,216
Community gardens	840
Total	25,015

Highways commitments

29. New streets will be provided that will create a variety of routes through the estate and open spaces. In addition to the new streets two new vehicle access entrances will be created into the estate from Portland Street and Kinglake Street. Highways works to Albany Road, Thurlow Street, East Street and Portland Street are proposed that include the provision of new trees, lampposts and other street furniture that will form part of the public realm and support way-finding.

Phasing

30. The strategy for bringing forward the outline scheme has been to sub-divide the large area into three phases:

Development Phase	Start	Finish
Phase 2	January 2016	February 2025
Phase 3	May 2021	January 2027
Phase 4	June 2023	March 2035

31. Each phase is sub-divided into development parcels. The parameter plans show 18 sub-divided 'development parcels' which have been apportioned to ensure the right amount and type of development comes forward at any one time.
32. With the exception of development parcels 10, 11 and 16 all other development parcels have the potential to be mixed-use in character providing a mix of residential and either retail/workspace and/or health and community use. The distribution and amount of floor space will be controlled by the development specification and parameter plans and will be determined as part of the approval of each reserved matters application.
33. The following tables set out the amount of development proposed for each of phase. The implementation of this permission would follow on from phase 1 which is in part completed (Site 1a), under-construction (Site 7) or under consideration (FDS) and so the first phase proposed under the outline scheme is Phase 2 in the overall masterplan for the Aylesbury Estate.

Phase 2 (Development parcels 4, 5, 6, 7, 18)

Table 5: Proposed development in Phase 2

	Maximum	Relevant Development Parcel(s)
Dwellings	3944 Habitable rooms 1,047 units	4, 5, 6, 7, 18
Retail (A1/A3/A4)	1,500 sq.m	4, 6, 7
Employment/workspace	1,500 sq.m	4, 6, 7

(Class B1)		
Health/community /early years (Class D1)	4,100 sq.m	4, 7, 18
Basement	Phase 2a – 5,560 sq.m Phase 2b/2c – 5,745 sq.m	4,18
Energy Centre	2.5MWe Combined Heat and Power Energy Centre	4

**Phase 3
(Development parcels 8& 9)**

Table 6:Proposed development in Phase 3 (illustrative)

	Maximum	Relevant Development Parcel(s)
Dwellings	828 habitable rooms 178 units	8, 9
Retail (A1/A3/A4)	500 sq.m	9
Employment/workspace (Class B1)	3,300 sq.m	8, 9

**Phase 4
(Development parcels 10, 11, 12, 13, 14, 15, 16, 17)**

Table 7:Proposed development in Phase 4 (illustrative)

	Maximum	Relevant Development Parcel(s)
Dwellings	5,887 Habitable rooms 1,520 units	10, 11, 12, 13, 14, 15, 16, 17
Retail (A1/A3/A4)	1,000 sq.m	12, 13, 14, 15, 17
Employment/workspace (Class B1)	1,200 sq.m	12, 13, 14, 15, 17
Health/community /early years (Class D1)	750 sq.m	17
Basement	18,365sq.m	14, 16, 17

Parameter plans and development parcels

34. The parameter plans set the limits of the proposed development by defining maximum

building heights, the distribution of land uses, amount of open space, vehicular access, circulation routes and the phasing of development and demolition. The parameter plans also establish the envelope or 'development parcels' in which buildings will be developed. The design code details that all development including areas that are overhung by balconies, projecting bay windows, ground floor spill out space and privacy strips i.e. for front gardens will be contained within this envelope. The parameter plans also define areas of public accessible open space and no build zones.

Design code

35. The Design code sets out a number of key design principles that will guide the detailed design of reserved matters applications. It is a series of guidance and instructions that architects of future phases must respond to and it will inform the council's assessment of design quality. It adds more detail to the high level guidance in the AAAP. Mandatory rules and general design expectations are established that will guide the overall legibility, character and design quality of each subsequent application. Whilst it is a detailed document it is not intended to be overly prescriptive or inflexible given the long timescales of the regeneration programme. The document therefore focuses on the core design principles that will guide the detailed design of future buildings.
36. The proposed scale and massing of the outline application focuses height along the key routes of Thurlow Street (6-8 storeys) and the Park Edge (Albany Road). Tall buildings (up to 20 storeys) are proposed at key junctions and gateways into the core of the Aylesbury Action Area. Heights typically drop east and west away from Thurlow Street to mid and low densities in response to the built form of the existing neighbouring buildings where heights are much lower (2-4 storeys).
37. The design code is structured around six character areas that are described as: The Park Edge, Community Spine, Thurlow Street, Aylesbury Square (referred to as the Amersham site in the AAAP), the School Neighbourhood and Surrey Square.

Park Edge

38. Albany Road will be enhanced through the introduction of paved pedestrian crossings improving connections between the estate and Burgess Park. On-road cycle lanes and junction improvements will be provided as well as a wide pedestrian edge that will form the setting for a series of mansion blocks creating a well-defined edge to the Park. Six tall buildings are proposed along Albany Road as well as an energy centre that will serve the new neighbourhood. Buildings along this frontage will benefit from panoramic views across Burgess Park.

Community Spine(s)

39. Two east-west community spines will be introduced which are proposed to be pedestrian and cycling focused streets. These routes link community hubs such as schools, health facilities and parks. Parts of the community spine will be pedestrian and cycle access and other parts carrying some traffic, with low speeds. Shared surfaces and narrowed junctions will be created to give pedestrians and cyclists priority. The typology of building and density varies across both spines as they link/form the boundary of the character areas.

Thurlow Street

40. Thurlow Street will be maintained as the main street and public transport route within the site. This application is seeking to upgrade pedestrian and cycle access whilst allowing capacity for improvements to public transport capacity, consistent with the

AAAP. Retail and business space will be focused on the northern end of Thurlow Street, with opportunities for small scale retail space created to the south near to the Park Edge. Buildings are typically mid to high density (440-740 habitable rooms per hectare) and arranged around perimeter blocks.

Aylesbury Square (also known as the Amersham site)

41. The Amersham Site, (referred to as Aylesbury Square in supporting documents) will be a central civic square and the location of a new health facility, community uses and early years facility alongside the potential for new retail and commercial space. The public space will support existing and proposed non-residential uses as one of five key clusters that are being provided within the redeveloped Estate. This forms a development parcel in its own right and is expected to be delivered as the first element of the outline scheme.

The School Neighbourhood

42. This area is intended as a contemporary extension to the Liverpool Grove conservation area marking the transition between the established context and the taller buildings around Albany Road and Thurlow Street. Development will have much lower densities (260-440 habitable rooms per hectare) and will typically be arranged as dwelling houses.

Surrey Square

43. The Surrey Square neighbourhood is proposed as a low to medium density (260-740 habitable rooms per hectare) area which draws on the context of the established area adjoining it. Mansion blocks and Mews houses are expected in this area as the predominant building typology and new linkages will be created to better connect the site with Surrey Square.

Open space

44. A series of the distinctive new squares and open spaces will be introduced within each of the character areas that will become the focal points of these diverse neighbourhoods. The spaces will include a mix of soft and hard landscaping, communal planting spaces, play space, games courts and seating areas.

Changes made during the application

45. Following the submission of the application, detailed design work was undertaken by the applicant in relation to development parcel 18 which will be the first to be delivered in the outline scheme. Development parcel 18 will provide the majority of the community facilities for the AAAP area including the health centre.
46. Changes were made to the parameter plans to allow for a greater flexibility in the design response at reserved matters stage for this development parcel whilst maintaining the overall objectives of the outline scheme. Further design guidance was provided within the design code as well as minor amendments to other parameter plans to reflect feedback received following consultation and clarify key requirements. The changes include amendments to the distribution and minimum amount of non-residential floor space.
47. In summary the key changes to the application were:
- Development plots are now referred to as development parcels

- Adjustments were made to the development extent parameter plan (formerly the 'development plot' parameter plan), building heights parameter plan and open space parameter plan
 - Subplot 9c has been merged with development parcel 18a
 - The maximum height across development parcel 18 has increased by up to 4metres
 - The site location plan red-line boundary has been extended to include part of Portland Street
 - Circulation and access have been split to form two separate parameter plans
 - Revisions were made to the development specification
48. Notification of these revisions was made via individual letters, site notices and publication in the Southwark News.
49. The applicant notified the council of a number of discrepancies within the submitted planning documentation by way of a letter on April 7th. No material changes were made to the application but all who had either expressed an interest or made a comment on the application were sent a copy of that letter.

Planning history

50. There is no significant planning history for the outline application site since the estate was built. However, as detailed in the introduction, regeneration has already begun with the redevelopment of Site 1A and Site 7 (see history of adjoining sites). There are also detailed proposals for the First Development Site which are being considered alongside this application.

Planning history of adjoining sites

Aylesbury Proposal Site 1A - Open Land East of Red Lion Row & North of Boyson Road, 1-41 Bradenham, 1-12 Redline Close & The Aylesbury Day Centre, London, SE17 2ES.

51. **05/CO/0161**—Demolition of existing garages and out buildings, erection of 45 new dwellings, 10 new garages and a new day centre north of Boyson Road. Demolition of the existing day centre and the erection of 75 new dwellings west of Bradenham Close and public realm improvement works along Bradenham Close and Boyson Road. (Siting Only). **Granted 18/01/2006**. Not implemented.
52. **07/CO/0046**—Outline Planning Application for the demolition of 1-41 Bradenham, 1-12 Red Lion Close, the Aylesbury Day Centre, the elevated pedestrian link across Bradenham Close and the single storey garages on Red Lion Close, and the erection of a series of buildings ranging in height from 1 (c.4.5m) to 10 storeys (29.9m) in height comprising around 260 dwellings, 404m² of retail floorspace, a new day centre and provision of public open space and public realm improvement work. **Granted 11/06/2007**. Completed in 2014 following approval of reserved matters. Now fully occupied.

Aylesbury Proposal Site 7 - 1-27 and 28-59 Wolvertan, Sedan Way, London, SE17 2AA

53. **12/AP/2332**—Demolition of existing buildings and redevelopment of the site to provide 147 residential units including flats, maisonettes and houses (30 x 1 bed, 71 x 2 bed,

13 x 3 bed, 28 x 4 bed, 5 x 5 bed) of which 58% would be affordable housing. The proposed residential blocks range between 3 and 10 storeys in height (10 Storeys at Thurlow Street) with a basement car park together with new vehicle access, plant, landscaping, cycle storage and refuse/recycling facilities. **Granted 19/02/2013**. Under construction.

Aylesbury Proposal Site 1B/1C –Land bounded by Albany Road, Portland Street, Westmoreland Road and Bradenham Close, London, SE17 (Comprising 1-35 Chartridge; 36-68 Chartridge; 69-76 Chartridge; 77-105 Chartridge; 106-119 Chartridge; 120-149 Chartridge; Ellison House; 1-28 Arklow House; 42-256 Bradenham and 1-172 Chiltern)

54. **14/AP/3843**—Full planning application for demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m to 22.2m AOD), providing 830 residential dwellings (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works. (Recommended for approval and included on the same agenda)

Planning policy

55. The statutory development plan for the borough comprises The London Plan (2011) consolidated with further alterations (March 2015); The Core Strategy (2011) and saved policies from the Southwark Plan (2007). The AAP sits within the council's Local Development Framework and is the key material consideration for all applications in its area. The AAP contains locally specific policies that deal with the redevelopment of the estate. Key policies include 50% affordable housing, dwelling mix and type and identified locations for non-residential uses. The National Planning Policy Framework 2012 provides national planning guidance.
56. The AAP was subject to public and statutory consultation at each stage of its preparation, and the responses to consultation were summarised in the AAP Consultation Report dated May 2009. The plan was also subject to an Equalities Impact Assessment and a Sustainability Assessment.
57. Following an Examination in Public, the Inspectors report was published in November 2009. The Inspector concluded that the estate “shows clear signs of stress, and there is evidence that the built fabric would be expensive to retain in the long term and would in any event be unlikely to achieve a satisfactory residential environment.”
58. He required changes to the affordable housing mix in Phases 1 and 4 to provide more affordable housing in the first phase, balanced by a higher proportion of private housing in the last phase. With this proviso, he was satisfied that the tenure mix was the only one that was reasonably practicable. The AAP is in general conformity with the London Plan and consistent with policies in the Core Strategy and the Southwark Plan. The policies in the AAP are key material considerations.
59. The site is located within the:
- Aylesbury Action Area Core
 - Air Quality Management Area;

- Urban Density Zone;
60. The Public Transport Accessibility Level (PTAL) of the site varies between 4 and 2 where 1 is the lowest level and 6b the highest.
61. The site is located adjacent to the Liverpool Grove Conservation Area and the following conservation areas: Cobourg Road, Trafalgar Avenue, Glengall Road and Addington Square.
62. There are no Listed Buildings within the site boundary but there are some Listed Buildings on Portland Street and listed structures within Burgess Park which are set out below:
- No. 1-23 Portland Street (Odd) and attached railings (Grade II) also listed as Aycliffe House
 - Alms houses Chumleigh (Grade II) (Burgess Park)
 - Former church of St George (Grade II) (Burgess Park)
 - Lime Kiln (Grade II) (Burgess Park)
 - Piers and railings to Groundwork Trust Offices (Grade II) (Burgess Park)

Aylesbury Area Action Plan 2010

63. BH1 – Number of homes
 BH2 – Density and distribution of homes
 BH3 – Tenure mix
 BH4 – Size of homes
 BH5 – Type of homes
 BH6 – Energy
 PL1 – Street layout
 PL2 – Design principles
 PL3 – Building block types and layout
 PL4 – Building heights
 PL5 – Public open space
 PL6 – Children's play spaces
 PL7 – Private amenity space
 TP1 – Designing streets
 TP2 – Public transport
 TP3 – Parking standards: Residential
 COM1 – Location of social and community facilities
 COM2 – Opportunities for new business
 COM3 – Health and social care
 COM4 – Education and learning
 COM5 – Community space and arts and culture
 COM6 – Shopping and retail
 D1 – Phasing
 D2 – Infrastructure funding

National Planning Policy Framework

64. Section 1: Building a strong, competitive economy
 Section 2: Ensuring the vitality of town centres
 Section 4: Promoting sustainable development
 Section 5: Supporting high quality communications infrastructure

Section 6: Delivering a wide choice of high quality homes
 Section 7: Requiring good design
 Section 8: Promoting healthy communities
 Section 10: Meeting the challenge of climate change, flooding and coastal change
 Section 11: Conserving and enhancing the natural environment
 Section 12: Conserving and enhancing the historic environment

London Plan 2015 Consolidated with Alterations since 2011

65. Policy 1.1 Delivering the strategic vision and objectives for London
 Policy 2.5 Sub-regions
 Policy 2.9 Inner London
 Policy 2.14 Areas for regeneration
 Policy 3.1 Ensuring equal life chances for all
 Policy 3.2 Health and addressing health inequalities
 Policy 3.3 Increasing housing supply
 Policy 3.4 Optimising housing potential
 Policy 3.5 Quality and design of housing developments
 Policy 3.6 Children and young people's play and informal recreation facilities
 Policy 3.7 Large residential developments
 Policy 3.8 Housing choice
 Policy 3.9 Mixed and balanced communities
 Policy 3.10 Definition of affordable housing
 Policy 3.11 Affordable housing targets
 Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
 Policy 3.13 Affordable housing thresholds
 Policy 3.14 Existing housing
 Policy 3.15 Coordination of housing development and investment
 Policy 3.16 Protection and enhancement of social infrastructure
 Policy 3.17 Health and social care facilities
 Policy 4.1 Developing London's economy
 Policy 4.2 Offices
 Policy 4.3 Mixed use development and offices
 Policy 4.6 Support for enhancement of arts, culture, sport and entertainment provision
 Policy 4.7 Retail and town centre development
 Policy 4.8 Supporting a successful and diverse retail sector
 Policy 4.9 Small shops
 Policy 4.10 New and emerging economic sectors
 Policy 4.11 Encouraging a connected economy
 Policy 4.12 Improving opportunities for all
 Policy 5.1 Climate change mitigation
 Policy 5.2 Minimising carbon dioxide emissions
 Policy 5.3 Sustainable design and construction
 Policy 5.4A Electricity and gas supply
 Policy 5.5 Decentralised energy networks
 Policy 5.6 Decentralised energy in development proposals
 Policy 5.7 Renewable energy
 Policy 5.8 Innovative energy technologies
 Policy 5.9 Overheating and cooling
 Policy 5.10 Urban greening
 Policy 5.11 Green roofs and development site environs
 Policy 5.12 Flood risk management

Policy 5.13 Sustainable drainage
 Policy 5.14 Water quality and waste water infrastructure
 Policy 5.15 Water use and supplies
 Policy 5.16 Waste self-sufficiency
 Policy 6.1 Strategic approach
 Policy 6.3 Assessing effects of development on transport capacity
 Policy 6.4 Enhancing London's transport connectivity
 Policy 6.5 Funding Crossrail and other strategically important transport infrastructure
 Policy 6.7 Better streets and surface transport
 Policy 6.9 Cycling
 Policy 6.10 Walking
 Policy 6.11 Smoothing traffic flow and tackling congestion
 Policy 6.12 Road network capacity
 Policy 6.13 Parking
 Policy 7.1 Building London's neighbourhoods and communities
 Policy 7.2 An inclusive environment
 Policy 7.3 Designing out crime
 Policy 7.4 Local character
 Policy 7.5 Public realm
 Policy 7.6 Architecture
 Policy 7.7 Location and design of tall and large buildings
 Policy 7.8 Heritage assets and archaeology
 Policy 7.9 Heritage-led regeneration
 Policy 7.10 World Heritage Sites
 Policy 7.11 London View Management Framework
 Policy 7.12 Implementing the London View Management Framework
 Policy 7.14 Improving air quality
 Policy 7.15 Reducing noise and enhancing soundscapes
 Policy 7.18 Protecting local open space and addressing local deficiency
 Policy 7.19 Biodiversity and access to nature
 Policy 7.21 Trees and woodlands
 Policy 8.2 Planning obligations
 Policy 8.3 Community Infrastructure Levy

Core Strategy 2011

66. Strategic Policy 1 – Sustainable development
 Strategic Policy 2 – Sustainable transport
 Strategic Policy 3 – Shopping, leisure and entertainment
 Strategic Policy 4 – Places to learn and enjoy
 Strategic Policy 5 – Providing new homes
 Strategic Policy 6 – Homes for people on different incomes
 Strategic Policy 7 – Family homes
 Strategic Policy 10 – Jobs and businesses
 Strategic Policy 11 – Open spaces and wildlife
 Strategic Policy 12 – Design and conservation
 Strategic Policy 13 – High environmental standards
 Strategic Policy 14 – Implementation and delivery

Southwark Plan 2007 (July) - saved policies

67. 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 planning 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.

68. Policy 1.1 Access to employment opportunities
 Policy 2.2 Provision of new community facilities
 Policy 2.5 Planning obligations
 Policy 3.1 Environmental effects
 Policy 3.2 Protection of amenity
 Policy 3.3 Sustainability assessment
 Policy 3.4 Energy efficiency
 Policy 3.6 Air quality
 Policy 3.7 Waste reduction
 Policy 3.9 Water
 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 3.18 Setting of listed buildings, conservation areas and world heritage sites
 Policy 3.19 Archaeology
 Policy 3.20 Tall buildings
 Policy 3.21 Strategic views
 Policy 3.22 Important local views
 Policy 3.28 Biodiversity
 Policy 4.1 Density of residential development
 Policy 4.2 Quality of residential accommodation
 Policy 4.3 Mix of dwellings
 Policy 4.5 Wheelchair affordable housing
 Policy 4.6 Loss of residential accommodation
 Policy 5.1 Locating developments
 Policy 5.2 Transport impacts
 Policy 5.3 Walking and cycling
 Policy 5.4 Public transport improvements
 Policy 5.5 Transport Development Areas
 Policy 5.6 Car parking
 Policy 5.7 Parking standards for disabled and the mobility impaired
 Policy 5.8 Other parking
- Regional Supplementary Planning Documents (SPDs) and guidance
69. Providing for Children and Young People's Play and Informal Recreation (2012)
 Sustainable Design and Construction (2006)
 The Mayor's Energy Strategy (2010)
 The Mayor's Transport Strategy (2010)
 The Mayor's Economic Development Strategy (2010)
 The Mayor's Housing SPG (2012)
 Planning for Equality & Diversity in London (2007)
 The Mayor's Climate Change Mitigation and Energy Strategy (2011)
- Southwark Supplementary Planning Documents (SPDs)
70. Sustainability Assessment (2009)

Sustainable Design and Construction (2009)
 Design and Access Statements (2007)
 Section 106 Planning Obligations (2054)
 Residential Design Standards (2011)
 Affordable Housing (2008)
 Draft Affordable Housing (2011)
 Sustainable Transport (2008)

KEY ISSUES FOR CONSIDERATION

Summary of main issues

71. The main issues to be considered in respect of this application are:
- Environmental Impact Assessment
 - Principle of the proposed redevelopment in terms of land use and conformity with planning policies
 - Affordable Housing
 - Dwelling size and mix and density
 - Quality of accommodation
 - Non-residential land uses
 - Urban design, including layout, height and massing and open space
 - Impact on strategic and local views and the setting adjacent listed buildings and conservation areas
 - Transportation & Highways including cycling
 - Impact on trees
 - Impact on the amenities of occupiers of neighbouring properties
 - Energy
 - Flood risk
 - Site contamination
 - Archaeological matters
 - Equalities implications
 - Planning Obligations and Community Infrastructure Levy (CIL)
- Environmental impact assessment**
72. The proposed development falls under Schedule 10b 'urban development projects' of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (the 2011 regulations). Accordingly an environmental statement (ES) was submitted which has assessed the likely effects of the proposed development.
73. Although two planning applications have been submitted (a full application and an outline proposal) a single ES has been compiled which reports the impacts of the following development scenarios:
- The detailed full planning application as a standalone proposal (FDS)
 - The comprehensive development/site wide option (FDS and the outline application combined)
74. An assumption of the environmental assessment is that the detailed application(FDS) would be implemented first, followed by the outline application and not the other way around. The assessment therefore examines the impact of the detailed application as

a standalone proposal together with the effects of the combined applications on the local environment (comprehensive development) in a particular sequence of phases. An amendment to that sequence of phasing was submitted in February 2015 to include plot 9c within Phase 2a rather than Phase 3. The variation was assessed and it was concluded that it did not generate significant environmental effects.

75. The structure of the ES broadly follows the council's formal scoping opinion which identified key areas where there are likely to be significant environmental effects. These are:
- Demolition and construction
 - Climate change
 - Townscape, Visual and Cultural Heritage effects
 - Ecology and Nature Conservation
 - Socio economics
 - Transport
 - Noise and Vibration
 - Air Quality
 - Wind
 - Daylight, Sunlight and Overshadowing
 - Archaeology
 - Ground conditions, Hydrogeology and Contamination
 - Water Resources, Water Quality, Flood Risk and Drainage
 - Telecommunications
76. As only outline approval is being sought at this stage for a large majority of the AAAP Core, the ES has assessed the impact of a three dimensional envelope within which the development would take place. This envelope establishes the parameters of the proposal for which planning permission is sought. This includes, amongst other things, maximum floor areas for each of the proposed land uses, building heights, minimum areas of publicly open space as well as minimum and maximum residential floorspace.
77. Several letters expressed the concern that ES did not consider alternatives for the outline scheme. The main concern being that refurbishment instead of demolition was considered as an option or the environmental effects of this option.
78. The AAAP establishes the principle of redevelopment including demolition to achieve objectives that would transform the layout of the estate. This approach is supported by the Secretary of State as indicated in the Inspectors Report on the AAAP. Based on this analysis, it is considered that there is no reasonable alternative to demolition and redevelopment if the objectives of the AAAP are to be achieved. For this reason officers accept that it would not be necessary to study alternatives to comprehensive redevelopment and are satisfied that it would not be necessary this is an acceptable approach it is will in accordance with an up to date local plan.
79. Phased redevelopment of the estate with residents in-situ, will have direct, indirect, long term implications for a large number of residents and small local businesses as well as short and medium term effects during the construction of estate. The estate's proximity to Burgess Park and the proposal to provide a network of parks, social infrastructure as well as cycling infrastructure and improved transport links has the potential to provide opportunities for improved leisure facilities, health facilities,

transport access and access to employment opportunities in the north of the borough. Implementation of the AAAP through phased development therefore has the potential to impact on individuals or groups at different parts of the project, the considerations of which have been detailed within the assessment of this report. Based on the ES analysis, in the event of approval, it will be necessary to condition the phasing of development so that it comes forward in accordance with the phases assessed.

80. Where adverse environmental impacts are identified it is not necessarily the case that planning permission should be refused. Consideration must also be given to whether those impacts are capable of being mitigated or reduced to a level whereby the residual impact would not be so significant or adverse. The ES identifies residual effects of the development on the environment which are the likely effects following the implementation of mitigation measures. Mitigation may lessen the severity of an adverse effect which has been identified to the extent that it would not necessarily warrant the refusal of planning permission.
81. Within the context of this report the significance of effects is set out in reference to the overall impact of the outline scheme and the proposed detailed phase (FDS) which is being considered alongside this application. Cumulative effects which take account of the comprehensive development together with committed developments have also been considered. Reference to the masterplan and the wider Aylesbury regeneration programme takes account of the comprehensive development together with site 7 which is undergoing construction and site 1a which has recently been completed.

Principle of development

82. The NPPF sets out the Government's strong commitment to delivering sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development including a focus on driving and supporting sustainable economic development to deliver homes. It promotes housing delivery, seeks to widen opportunities for home ownership and create sustainable, inclusive and mixed communities. It encourages the effective use of land by reusing land that has been previously developed and also promotes mixed use developments. The NPPF also states that permission should be granted for proposals unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.
83. In 2005 the council made a corporate decision to comprehensively redevelop the Aylesbury Estate rather than begin an extensive refurbishment programme. Key to this decision was the recognition that many of the existing residential buildings within the estate are poor in terms of energy efficiency and becoming increasingly difficult and expensive to maintain. The shortcomings of the fundamental design and block layout create a hostile and illegible street environment which contributes to crime and safety issues. The key objectives of the AAAP are for:
- A successful neighbourhood incorporating the highest design standards;
 - A good mix of uses and a layout that will meet the needs of current and future generations;
 - High quality social rented and private homes that address a variety of local needs, including those of the elderly and vulnerable;
 - Create an outstanding environment with excellent parks and great streets which are accessible for all;

- Improve quality of schools and community facilities;
- Create a place with a strong sense of community;
- Improve access and transport;
- Create well designed streets, squares and parks;
- Improve social and community facilities;
- Build homes that meet Code for Sustainable Homes Level 4; and
- Implement a Combined Heat and Power scheme for power generation.

84. Objections have been received which oppose the demolition of the estate citing that its refurbishment would generate more benefits and fewer dis-benefits than the demolition and comprehensive redevelopment.

Aylesbury Area Action Plan (AAP)

85. The key objective of the AAP is to create a vibrant new neighbourhood with mixed tenure housing, shops, meeting places, work places, recreation, green space and improved transport connections. The AAP underwent a comprehensive programme of public consultation and was supported by the Aylesbury NDC (now Creation Trust) as well as the majority of estate residents who expressed a view. It was found to be sound by the Inspector and is now a key planning document with significant weight in determining applications within its area.

86. The AAP establishes the principle of comprehensive estate redevelopment involving the demolition of existing buildings, encouraging higher densities and the provision of social, environmental and other infrastructure to create a neighbourhood that improves the standard of housing and meets a housing need. This approach is consistent with London Plan Policy 3.7 (Large Residential Developments) which supports a plan led approach to the redevelopment of large sites. Accordingly the principle of demolition and redevelopment is supported in policy terms subject to adequate housing re-provision, a good standard of housing and social infrastructure provision in accordance with AAP policies and London Plan Policy 3.14 (Existing Housing).

Housing provision

87. The Aylesbury Estate originally contained around 2,758 homes and several buildings have already been demolished to make way for redevelopment in Phases 1A and Site 7. This outline proposal is seeking to demolish 2080 homes accounting for 75% of the original estate. London Plan Policy 3.14 resists the loss of housing, including the affordable housing, without its planned replacement at existing or a higher density. This policy states that at least equivalent replacement floorspace should be provided in housing developments. Guidance within the Mayor's Housing SPG makes clear that the re-provision of housing may be considered in terms of units numbers and/or habitable rooms.

88. A key objective of the AAP (Policy BH1 Number of homes) is to increase the number of homes on the estate and to introduce new private and intermediate homes that will contribute to the creation of a mixed community. A more balanced mix of tenures is a key policy aspiration of London Plan Policy 3.9 (Mixed and balanced communities) particularly where there are concentrations of deprivation. The AAP states an aspiration for approximately 4200 new homes across the footprint of the existing estate. The outline proposal is seeking to provide up to 2745 new dwellings that will contribute towards this total. This figure is based on an illustrative masterplan

submitted with the application. Whilst the illustrative masterplan would not have the status of a 'approved plan' under any planning permission (since it was submitted for illustrative purposes only), it does indicate that the maximum 2,745 homes is not an unreasonable assumption, subject to detailed design and amenity testing. However, in line with the normal provisions of an outline application and Environmental Statement, the application also includes a minimum scenario, which sets out the lowest quantum of development which would be permissible under the outline application. In terms of housing, this is stated to be 1,700 new homes. It is therefore necessary to assess whether this minimum scenario would also deliver the policy requirements in terms of new housing and affordable housing. An indicative dwelling mix and tenure split is set out in the development specification which is summarised in Tables 11 and 12.

Aylesbury Estate – Housing baseline (May 2008).

89. Whilst the estate originally comprised entirely social rented accommodation, over time a number of units have been purchased by tenants through the 'right to buy' scheme. The Mayor of London's Housing SPG clarifies that the 'right to buy' properties should not be included within the affordable housing baseline for the estate. The housing baseline is set out in the table below and is taken from May 2008 before regeneration commenced and dwellings were demolished.

Table 8: Aylesbury Estate housing baseline (May 2008)

Unit type	Social Rent	Leasehold	Totals
Studio	31	7	38
One-bedroom	841	102	943
Two-bedroom	605	141	746
Three-bedroom	541	171	712
Four-bedroom	197	73	270
Five-bedroom	34	15	49
Total Units	2,249	509	2758
Total habitable rooms	6,887	1,773	8,660

Aylesbury Estate – early redevelopment phases

90. Since the 2008 baseline, a number of early phases of the estate redevelopment have taken (or are taking) place – these are known as 'site 1a' and 'site 7' (see planning history). The cumulative housing contribution of these early redevelopments is as set out in the table below:

Table 9: Aylesbury Estate – early redevelopment phases

Unit type	Social Rent	Intermediate	Private market	Totals
One-bedroom	43	18	69	130
Two-bedroom	57	44	107	208
Three-bedroom	19	0	11	30
Four-bedroom	25	0	10	35
Five-bedroom	4	0	1	5
Total Units	148	62	198	408
Total	541	162	198	1,294

habitable rooms				
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91. Table 10 below sets out the housing provision proposed within the detailed planning (full) application that is being considered alongside this proposal.

Table 10: Aylesbury Estate - proposed detailed phase (FDS)

Unit type	Social rent	Affordable rent	Intermediate	Private market	Unit type
One-bedroom	108	27	37	199	371
Two-bedroom	68	0	48	183	299
Three-bedroom	63	0	15	30	108
Four-bedroom	20	0	2	10	32
Five-bedroom	18	0	0	2	20
Total Units	277	27	102	424	830
Total habitable rooms	1014	54	326	1327	2721

92. Table 11 below sets out a schedule of accommodation for the outline proposal, based on the submitted illustrative masterplan. This sets out the tenure split under the maximum scenario (2,745 units).

Table 11: Aylesbury Estate –Outline proposal (maximum/illustrative masterplan)

Unit type	Social rent	Intermediate	Private market	Totals
One-bedroom	264	118	283	665
Two-bedroom	329	175	463	967
Three-bedroom	189	39	310	538
Four-bedroom	160	36	192	388
Five-bedroom	76	10	101	187
Total units	1,018	378	1,349	2,745
Total habitable rooms	3,955	1,292	5,412	10,659

93. Table 12 below sets out a schedule of accommodation for the outline proposal. This sets out the tenure split under the minimum scenario (1,700 units).

Table 12: Aylesbury Estate – proposed outline application (minimum)

Unit type	Social rent	Intermediate	Private market	Totals
One-bedroom	163	73	175	411
Two-bedroom	205	108	287	600

Three-bedroom	117	24	192	333
Four-bedroom	99	22	119	240
Five-bedroom	47	6	63	116
Total units	631	233	836	1,700
Total habitable Rooms	2,448	800	3,350	6,598

Reprovision of housing

94. Table 13 below provides an overview the proposed reprovision of housing across the Aylesbury Estate regeneration programme. It sets out the contribution made by the early phases, the FDS against both the minimum and maximum number of dwellings proposed under this application.

Table 13: Housing reprovision overview against Aylesbury Estate baseline (May 2008) – minimum and maximum scenario

		Minimum scenario	Maximum scenario
Estate baseline	<i>units:</i>	2,758	2,758
	<i>habitable rooms:</i>	8,660	8,660
Early phases	<i>units:</i>	408	408
	<i>habitable rooms:</i>	1,294	1,294
Proposed detailed phase	<i>units:</i>	830	830
	<i>habitable rooms:</i>	2,721	2,721
Proposed outline phase(s)	<i>units:</i>	1,700	2,745
	<i>habitable rooms:</i>	6,598	10,659
Regeneration programme total	<i>units:</i>	2,938	3,983
	<i>habitable rooms:</i>	10,613	14,674
Net change against baseline	<i>units:</i>	+180	+1,225
	<i>habitable rooms:</i>	+1,953	+6,014

95. Across all phases of the regeneration programme the cumulative impact is a net gain of 180 dwellings (+1,953 habitable rooms) under the minimum scenario or a net increase of up to 1,225 dwellings (+6,014 habitable rooms) under the maximum scenario. Increasing the housing supply in Southwark and London is a key driver of the AAAP and London Plan policy and in this respect the outline proposal will contribute to these aims even under the minimum scenario by increasing the net number of dwellings across the estate.
96. AAAP Policy BH1 (Number of homes) assumed around 4,200 new dwellings would be reprovided across the estate. However, fewer dwellings have come forward at the detailed design stage for Site 7 (147 rather than 165) and the FDS (830 rather than 880). The maximum number of dwellings proposed under the outline proposal is 1.5% fewer than envisaged under the AAAP (2,745 rather than 2,786) (AAAP Policy MP2 –

Proposal sites). It is noted that the shortfall on earlier phases was 11% for site 7 and 6% for the FDS. The applicant has demonstrated that delivering a greater number of dwellings will be difficult to achieve whilst also securing high quality design and good standards of amenity for new and existing surrounding residents as well as ensuring sufficient open space. Based on this analysis it is considered that the maximum number of dwellings proposed (3,983) may be the most that the outline scheme could realistically provide taking the need to balance the new for new housing stock as well as ensuring good standards of design. However, a key consideration is the re-provision of affordable housing.

Reprovision of affordable housing

97. A significant number of objections expressed the concern that the outline proposal would result in less affordable housing and a net loss of social rented units on the estate. Table 14 below provides an overview of the re-provision of affordable housing across the Aylesbury Estate taking account of the contribution made by the early phases and proposed detailed application against the minimum and maximum number of dwellings that could be delivered under this proposal.

Table 14: Affordable Housing re-provision overview against Aylesbury Estate baseline (May 2008) – minimum and maximum scenario

		Minimum scenario		Maximum scenario	
		Social rent	All affordable	Social rent	All affordable
Estate baseline	<i>units:</i>	2,249	2,249	2,249	2,249
	<i>habitable rooms:</i>	6,887	6,887	6,887	6,887
Early phases	<i>units:</i>	148	210	148	210
	<i>habitable rooms:</i>	541	703	541	703
Proposed detailed phase	<i>units:</i>	304*	406	304*	406
	<i>habitable rooms:</i>	1,068*	1,394	1,068*	1,394
Proposed outline phase(s)	<i>units:</i>	631	864	1,019	1,396
	<i>habitable rooms:</i>	2,448	3,248	3,955	5,247
Regeneration programme total	<i>units:</i>	1,083	1,690	1,471	2,012
	<i>habitable rooms:</i>	4,057	5,345	5,564	7,344
Net change against baseline	<i>units:</i>	-1,166	-559	-778	-237
	<i>habitable rooms:</i>	-2,830	-1,542	-1,323	+457

*Includes 27 units (54 habitable rooms) at affordable rent

98. When combined with all phases of the regeneration programme the outline minimum scenario would result in a net loss of -559 affordable dwellings or -1,542 affordable habitable rooms. Under the maximum scenario there would be a net loss of -237 affordable units but an increase of +457 affordable habitable rooms. The net increase arises because of the replacement of existing smaller dwellings by new larger affordable family sized homes in accordance with the AAAP (Policy BH4 Size of homes). Studios and one bedroom flats currently account for over 35% of the existing

housing stock on the estate which is proportionally higher than what would be policy compliant (30% maximum) under the AAAP. A mix of tenures on the redeveloped estate is a key objective of the AAAP and in accordance with policy intermediate tenures have been taken into account when calculating affordable housing provision.

99. The AAAP anticipated a loss of affordable units but expected that loss to be much less significant in terms of affordable habitable rooms. This proposal demonstrates that no net loss of affordable housing in terms of habitable rooms could be achieved across the estate if the outline proposal was delivered at or close to the maximum scenario. The minimum number of habitable rooms needed to be delivered through the outline scheme to ensure there is no net loss of affordable housing overall is 4,790. Based on the maximum number of 2745 units, the illustrative masterplan would deliver a growth of 457 habitable rooms of affordable housing.
100. The delivery of a quantum of new housing close to the stated maximum of 2,745 is not an unreasonable assumption given that the estate would remain at a density that is well within the range expected for this area (200-700hr/ha). An average site wide density of 381 habitable rooms per hectare is achieved under the minimum scenario and 531 habitable rooms per hectare under the maximum scenario which is well below the 700 hr/ha set out in the AAAP. These densities are gross and take account of roads within the red line boundary.
101. However, the applicant has acknowledged the importance of fully replacing affordable housing as part of its Aylesbury estate redevelopment. With Phase 1A and Site 7 in place, and assuming that the FDS scheme is delivered in line with the current application, then an additional 4790 habitable rooms of affordable housing in phases 2, 3 and 4 would be required to deliver full replacement of the baseline.
102. The applicant has therefore confirmed that they will commit to provide 50% of all habitable rooms as affordable housing, in line with AAAP policy BH3, or a minimum of 4790 habitable rooms of affordable housing under the outline application, whichever is the greater. This would ensure future phases will secure full replacement affordable housing, when measured by habitable rooms.
103. This will be secured by a legal agreement along with a site wide affordable housing delivery strategy that will set milestones for the required number of affordable habitable rooms on a phase by phase basis. This is a key consideration. For this reason the scheme should be strongly supported in accordance with AAAP Policy BH1 (Number of homes) Policy BH2 (Density and Distribution of homes) and London Plan Policy 3.14 (Existing Housing).
104. London Plan Policy 3.12 seeks the maximum reasonable amount of affordable housing on residential schemes and the need to promote mixed and balanced communities. The policy recognises that councils may set local affordable housing targets, taking into account local considerations including the existing housing mix in an area. In the case of the AAAP, there is a target of 50% affordable housing and split of social housing rented and intermediate homes that was agreed by the Mayor and the Inspector to be in conformity with the London Plan. However following a request from the GLA, the applicant submitted a viability statement and the GLA have indicated that they accept the proposed level of affordable housing is the maximum reasonable amount in accordance with London Plan Policy 3.12.

105. A key objective of the AAAP is to broaden the tenure mix of the estate, whilst providing new and improved affordable housing. Officers are satisfied that subject to a legal agreement the regeneration of the Aylesbury Estate can be delivered with no net loss of affordable housing whilst providing a mix of tenures. This is welcome and would represent a substantial planning benefit that is key consideration. The proposal will provide 50% affordable housing in line with AAAP policy BH3 (Tenure mix) and the legal agreement will ensure that there is no net loss of affordable housing when measured in terms of habitable rooms. For this reason, officers are satisfied that there are no overriding planning reasons that would require an affordable housing review of future detailed phases since the scheme is compliant with AAAP policy BH3.

Residential tenures

106. A significant number of objections expressed the concern that the majority of the replacement affordable units will not be social rent but affordable rent dwellings where up to 80% of market rents can be charged.
107. The AAAP requires 50% of new homes to be affordable and 50% to be in private ownership. Of the affordable homes, 75% are required to have a social rent tenure and 25% are required to be intermediate.
108. Social rented accommodation is a tenure of affordable housing where rents are determined through the national rent regime. The method for calculating the level of rent for this tenure is based on a pre-set formula and does not include service charges.
109. The applicant has explained that the majority of affordable dwellings (75%) will be social rented. In a letter submitted to the council they have clarified that in all cases references to 'target rent' are referring to the social rent tenure. This is consistent with policy and will be secured by legal agreement. On this basis officers are satisfied that target rent are referred to in the planning documentation are, in planning terms, not distinguishable from the social rented tenure. For this reason the term 'social rent' is referred to in this planning report.
110. Table 15 below provides an overview of the proposed residential tenures across the Aylesbury Estate. It sets out the contribution made by the early phases and proposed detailed application against an illustrative mix that could be delivered under the outline proposal.

Table 15: Residential tenures overview against AAAP Policy BH3 (Tenure mix)

		Social rent	Intermediate	Private	Total
	AAAP Tenure Target (%)	37.5	12.5	50	100
Early phases	<i>habitable rooms:</i>	541	162	591	1294
	<i>%:</i>	41.8%	12.5%	45.7%	100%
Proposed detailed phase	<i>habitable rooms</i>	1,070	326	1,327	2,723

	%:	39.3%	12%	48.7%	100%
Proposed outline phase(s):	<i>habitable rooms:</i>	3,955	1,292	5,412	10,659
	%:	37.1%	12.1%	50.8%	100%
Regeneration programme total	<i>habitable rooms:</i>	5,566	1,780	7,330	14,676
	%:	37.9%	12.1%	50%	100%
Net change against AAAP tenure target	%:	+0.4%	-0.4%	0	-

111. Taking account of the contribution of early and proposed detailed phases the proposal will deliver 50% affordable habitable of which around 75% would be at social rent and 25% intermediate. The remaining habitable rooms (50%) would be private in accordance with AAAP policy BH3 (Tenure mix). The tenure split is detailed in the development specification and will be delivered even if the total number of units or habitable rooms changes as a result of detailed design, subject to achieving the 4,790 habitable rooms within the outline to secure full replacement of affordable housing.
112. The introduction of intermediate tenures will provide a wider range of affordable tenures which is in keeping with the aspirations of the action area. The introduction of intermediate housing will include shared ownership and shared equity products as well as intermediate housing products designed specifically for the needs of Aylesbury leaseholders who wish to remain in the area. Affordable housing re-provision in this way is in accordance with the intention of London Plan Policy 3.14 and AAAP Policy D1 (Phasing).

Dwelling sizes

113. The AAAP requires a mix of housing sizes to be provided on the redeveloped estate to help meet the re-housing needs of existing Aylesbury residents and to provide a mix that will meet the wider needs of residents in the borough (Policy BH4 Size of homes). A maximum of proportion of studios is set out (3%) as there is no identified need for studio units in the affordable sector, in addition to a minimum proportion of homes with two or more beds (70%), three bedrooms (20%), four bedrooms (7%) and five or more bedrooms (3%). Together with the detailed application and early phases of the regeneration programme the proposed size of homes across the estate is set out in Table 16 below.
114. **Table 16:** Dwelling sizes overview against AAAP Policy BH4 (Size of homes) – Maximum scenario/Illustrative masterplan

		Two or more bedrooms	Three bedrooms	Four bedrooms	Five or more bedrooms	
	Size target (%)	70% (minimum)	20% (minimum)	7% (minimum)	3% (minimum)	Total
Early Phases	<i>units</i>	278	30	35	5	408
	%	68.1%	7 %	8.5%	1.2%	-

Proposed detailed phase	<i>units</i>	459	108	32	20	830
	%	55.3%	13%	3.8%	2.4%	-
Proposed outline phase(s)	<i>units</i>	2080	538	388	187	2745
	%	75.8%	20%	14%	6.8%	-
Regeneration programme total	<i>units</i>	2,817	676	455	212	3,983
	%	70.7%	17%	11.4 %	5.3%	-
net change against AAAP size of home target		+0.7%	+13.7%	+4.4%	+2.3%	

115. Based on the illustrative masterplan, the scheme would deliver over and above the minimum dwelling size mix requirements set out in the AAAP which is welcome. A large proportion of dwellings would have three or four bedrooms reflecting the needs of existing tenants on the Aylesbury Estate and the borough wide need for more family housing. The development specification guarantees policy compliant levels in terms of dwelling mix but early design work on the illustrative masterplan shows that the ambition is to create a higher proportion of larger homes.
116. Whilst the overall proportions of each dwelling size will differ across the phases of the outline scheme officers are satisfied that in totality, the scheme will contribute to a policy compliant mix of dwellings across the redeveloped estate. Where two bedroom dwellings are proposed it is recommended that at least half should be designed to accommodate four people, rather than three person two bedroom homes, in accordance with policy BH4. As such homes will be more flexible in accommodating the changing needs of the population and their living arrangements over time. This will be secured in the legal agreement as part of the housing delivery strategy.

Residential mix

117. The AAAP requires a range of dwelling types to be provided across the redeveloped estate. Policy BH5 (Type of homes) specifies that there should be a proportion of houses (23%), maisonettes (17%) and flats (60%) to meet the needs of the existing and future population. At this outline stage, the applicant has provided an illustrative accommodation schedule based on the illustrative masterplan which shows the proportions of different types of home that could be delivered across the site. Table 17 below sets out the proposed mix of dwellings types taking account of the early phases and the detailed application under consideration.

Table 17: Proposed type of home

		Flats	Maisonettes	Houses	Total
	Dwelling Target (%)	60%	17%	23%	-
Early phases	<i>units</i>	333	53	22	408
	%	81.6%	13%	5.4%	100%
Proposed detailed phase	<i>units</i>	683	100	47	830
	%	82.3%	12%	5.7%	100%

Proposed outline phase	<i>units</i>	1,710	498	537	2,745
	<i>%</i>	62.2%	18.1%	19.7%	100%
Regeneration total	<i>units</i>	2,726	651	606	3983
	<i>%</i>	68.4%	16.4%	15.2%	100%
<i>net difference against AAAP Target</i>		+8.4%	-0.6%	-7.8%	-

118. The proposed dwelling mix would broadly reflect the aspirations set out in policy BH5 (Type of homes) although somewhat fewer houses would be delivered compared with what was envisaged under the AAAP. The illustrative masterplan demonstrates that even at densities below AAAP expectations that it is difficult to provide more houses due to the amount of land needed compared to other dwelling types. A higher proportion of larger homes, including three bed, four bed and five bed or more properties, is a key driver of policy BH5 and so in this respect the potential contribution of the outline scheme is significant. The proposed weighting towards the delivery of large family homes is a key material consideration and so, on balance, the outline scheme can be supported.
119. To secure the delivery of a genuine mix of dwelling types it is recommended that delivery mile stones are set for the different types of homes across the remaining phases. The mix will be secured as part of a site wide housing strategy that will set out how a range of dwellings types will be provided to meet general needs accommodation as well as the needs of wheelchair users and people with other disabilities. The strategy will be secured by a legal agreement.
120. Based on this analysis, officers are satisfied that despite the shortfall in houses, the scheme will provide a genuine choice of homes of different typologies and sizes that is capable of meeting the needs of existing Aylesbury residents as well as other housing needs within the borough. This will broadly be in compliance with AAAP Policy BH5 (Type of homes) and BH4 (Size of homes).

Density

121. AAAP Policy BH2: Density and distribution of homes specifies the density ranges for development blocks
122. Based on the illustrative masterplan the outline proposal would have a density of 502 habitable rooms per hectare if the maximum number of dwellings are built. Under the minimum scenario the density would be 307 habitable rooms per hectare. These densities are based on gross figures and take account of the all the land and roads within the estate. The actual density each proposal would be higher if surrounding roads were not taken into account. These densities fall within an acceptable range in accordance with policy BH2 (Density and distribution of homes)

Quality of accommodation

123. Policy BH7 (Sustainable Design and construction) requires all homes in the action area core to achieve at least a Code for Sustainable Homes rating of 4 (or equivalent in any successor rating system). New dwellings are required to be well designed, provide good quality living conditions (saved policy 4.2; AAAP appendix 6) and 10% are required to be suitable for wheelchair users in accordance with saved policy 4.3 of the Southwark Plan (Mix of dwellings), Residential Design Guidance (2011) and

London plan policy 3.8. (Housing choice).

124. The existing estate has generous sized flats and similar large dimensions are required for new dwellings. The AAAP states an aspiration for floor areas equivalent to Parker Morris plus 10% for social rented tenure, Parker Morris plus 5% for intermediate tenure and the basic Parker Morris Standard for private housing. Since the AAAP was adopted, space standards have increased with the introduction of minimum dwellings sizes in the London Plan (2011) and the adoption of the Southwark Plan Residential Design SPD (2011). The result is that the minimum space standards in the AAAP have been superseded by larger space standards in these more recent documents. Where larger dwelling sizes apply, more weight will be placed on the attainment of these more recently adopted space standards.
125. The internal design and layout of new dwellings is not known at the outline stage but the design code and development specification state the commitment for all new dwellings to meet minimum space standards in the AAAP. Where relevant minimum London floorspace requirements will apply where they are larger than the AAAP minimum. Ten percent (10%) of all dwellings will be designed to meet the needs of wheelchair users in accordance with the South East London Wheelchair Housing Design Guidance which, when considering the overall mix, would meet a local need and represent a genuine step change in housing quality over the existing situation.
126. At least 75% of all new apartments will have dual aspect ensuring cross ventilation and a choice of views. Private and communal amenity space will be provided in accordance with AAAP standards as well as play space within residential courtyards. A minimum Code for Sustainable Home rating of 4 is proposed for new dwellings resulting in much higher environmental performance standards when compared to the existing estate. There is a reasonable expectation that good standards of internal noise can also be achieved for new dwellings subject to conditions and where appropriate noise tests to be undertaken prior to occupation. Based on this assessment a high standard of accommodation will be provided in accordance with BH7 (Sustainable design and construction) and design guidance in Appendix 5 of the AAAP.

Housing summary

127. Based on the analysis above, officers are satisfied that the scheme has the potential to provide high quality homes across all tenures providing a range of dwelling sizes and dwelling typologies that will make the new neighbourhood attractive for a wide audience. The layout and detailed design of dwellings will be dealt with at the detailed design stage with care taken to ensure adequate light and privacy will be provided for new dwellings. There are sufficient controls within the design code, development specification and the AAAP to ensure that at reserved matters submission the council can ensure that a high standard of homes is secured.

Non-residential Land use Commitments

128. The AAAP states an aspiration for the redeveloped Estate to have new shops, work opportunities, schools and learning places, health facilities and places for the community to meet and use. It advocates the clustering of facilities together in five main locations which are identified as the Amersham Site, Thurlow Street, East Street, Westmoreland Road and Michael Faraday School. Table 18 below sets out the area-based land commitments proposed under this proposal.

Table 18: Proposed retail, business, health and community facilities (Outline application)

	Amersham Site (Plot 18)	Thurlow Street	East Street	Westmoreland Road	Michael Faraday School
Proposed Outline (Phase 2)*	Medical/ Community / Early years facilities (up to 4,100sq.m) Retail (A1, A3, A4) (up to 3000 sq.m) Workspace (Class B1) (up to 3000 sq.m)			N/A	N/A
Proposed Outline (Phase 3)*		Retail (A1, A3, A4) (up to 500 sq.m) Workspace (Class B1) (up to 3,300 sq.m)		N/A	N/A
Proposed Outline (Phase 4)*		Retail (A1, A3, A4) (up to 1,000 sq.m) Workspace (Class B1) (up to 1,200 sq.m)		N/A	Medical/ Community / Early years facilities (up to 750sq.m)
*Note the provision of non-residential use in each phase is subject to site wide maximum targets as set out in development specification.					

129. Land use commitments are set out in the development specification and on the ground floor uses parameter plan. The proposed distribution of land uses is broadly in accordance with the AAAP (COM2 Opportunities for new business; COM3 Health and social care; COM4 Education and learning; COM5 Community space and arts and culture; COM6 Shopping/Retail). Health and community uses will be clustered on and around the Amersham Site, with office and retail uses spread across key nodes on Thurlow Street and the community spine.
130. Minimum and maximum floorspace for retail, health, community and employment uses are proposed at this outline stage as the applicant is seeking flexibility to respond to the needs of the local population over the lifetime of regeneration programme. Flexible floorspace is also proposed in addition to the minimum committed floorspace which is capable of being used for either retail uses (Class A1/A3/A4) or workspace (Class B1).
131. Site wide AAAP commitments for retail, employment and community infrastructure include:
- Retail 1750sq.m (A Class Uses)
 - Health, social care and flexible community facilities (Class D1) (4500sq.m)
 - Pre-school facilities 1150sq.m (Class D1)
 - Employment floor space 2500sq.m (Class B1)

- An energy centre

132. Table 19 sets out the maximum amount of floorspace that will be delivered by the outline application alongside what is committed through the FDS and earlier phases.

Table 19: Overview of proposed retail, business, health and community facilities - Maximum scenario

	Retail uses (A1-A5) (sq.m)	Offices and employment use (Class B1) (sq.m)	Health, social care, community and pre-school facilities (Class D1) (sq.m)
AAAP Floorspace Target	1,750	2,500	5,650
Early phases baseline	404sqm	0	1800
Proposed detailed phase	0	0	263
Proposed Outline phase	2,500	4,900	4750
Regeneration Programme total	2,904	4,900	6,813
net change against maximum	+1,154	+2,400	+1,163

133. The table below sets out the minimum amount of floorspace that will be delivered by the outline application alongside what is committed through the FDS and earlier phases.

Table 20: Overview of proposed retail, business, health and community facilities - Minimum scenario

	Retail uses (A1-A5) (sq.m)	Offices and employment use (Class B1) (sq.m)	Health, social care, community and pre-school facilities (Class D1) (sq.m)
AAAP Floorspace Target	1,750	2,500	5,650
Early phases baseline	404sqm	0	1800
Proposed detailed phase	0	0	263

Proposed Outline phase(s)	800	600	3,100
Regeneration Programme total	1,204	600	5,163
<i>net change against minimum</i>	-546	-1,900	-487

134. The proposal is capable of exceeding the expectations of the AAAP if more than the minimum amount is delivered (taking account of flexible floorspace). However it is also capable of falling short of the AAAP expectations if only the minimum is delivered across the outline scheme. Proportionally, the most significant shortfall would arise for the proposed amount of business space and retail floorspace.

Minimum scenario

135. The ES estimates the minimum scenario would result in a net loss of jobs based on the known employment levels within the site in the absence of mitigation. The significance of the effect assessed to be direct, long term, permanent moderate negative effect in terms of socio-economic impacts suggesting a level of intervention will be required if the scheme is to deliver the expectations of the AAAP.
136. Mitigation, such as steps to accommodate existing employers within the final development is estimated to reduce these effects to a level that would not be noticeable. Notwithstanding this, officers have been in discussions with the applicant regarding measures that could be put in place to ensure the scheme has positive effects on the economy of the redeveloped estate and the wider area.

Business space

137. The AAAP (COM2: Opportunities for new business) has an aspiration to provide 2,500 square metres of employment floor space that will be flexible to meet the needs of small to medium sized businesses. The majority of this floor space will be delivered in Phase 3 which is not anticipated to commence until 2021 with a view to completion in 2027. Taking this into account the precise configuration of employment floorspace (i.e. size of unit) and target market is not yet established at this outline stage. It is however noted that the applicant has stated a commitment to meet the aspirations of the AAAP both in the interim and in the long term.
138. The commitments include a minimum of 21 unemployed Borough residents into sustainable employment per year for at least six months at an average of 41 people per year. The applicant will appointment a Training and Employment Adviser who will provide training and support to facilitate access to construction jobs during the development phase of the development. The advisor will work closely with the applicant and support apprentices and trainees to gain sustained employment. This includes an average of 18 per people per year completing apprenticeships or equivalent traineeships at National Vocational Qualification (NVQ) Level 2, Advanced Apprenticeships (NVQ Level 3 or 4) and the opportunity to enrol on Foundation Degree Programme. The opportunities on offer will span other fields including social care, housing management, human resources and grounds maintenance. Pre- and post employment training will be offered (at an average of 25 people per year) as well

as financial support for Borough residents to attain jobs at up to 100 Borough residents per year.

139. In consultation with the council, the applicant is seeking to identify a partner organisation to support SME's and improve their capacity and competitiveness to win business with main contractors on the supply chain for the development. The commitment will be secured by legal agreement ensuring the promotion of a range of contracts with SME companies and organisations based in the Borough to mitigate short to medium term impacts.
140. Notwithstanding this, delivery of 600 sqm of employment floorspace would be less than expected than under AAAP, although officers accept that demand for employment space in this location may change over time. Since the adoption of the AAAP the Old Kent Road has become an Opportunity area that will provide employment space and opportunities. The proximity of Aylesbury to Old Kent Road as well as Elephant and Castle is likely to affect market conditions and the demand and supply for employment space targeted at SME's.
141. Over the medium to long term officers recommend that a strategy be secured that requires consultation with local SME's to inform how employment and retail space will be designed and targeted to meet the needs of local businesses. It will need to take account of the council's Economic Well-being Strategy which promotes good quality, flexible, managed and affordable business space for start-ups and businesses as well as business growth opportunities brought by regeneration. The strategy will include interim uses, such as workspace that will help generate the conditions for the area to support new employment uses over the longer term as development parcels come forward in phases.
142. The strategy would be submitted at the reserved matters stage for Phase 3 which is not anticipated to commence for another 6 years. It will report on the level of fit-out of proposed commercial units, the demand for the type of premises proposed and what consideration has been given to workspace models such as co-working space, incubators and accelerators, which can support growth in new and micro businesses. It will provide information on the proposed commercial rents for spaces, service/additional charges and flexibility of floorspace as well as details on the length and terms of leases including break clauses and notice periods to enable a full and proper assessment of opportunities being provided for local business and organisations over the course of the regeneration programme.
143. In the event that less than a policy compliant amount of floorspace is provided for small businesses and social enterprises mitigation would be required by way of a contribution of up to £3.73 million that would go towards the provision of better quality, more flexible space for business start ups, social enterprises, workspace and employment support along East Street and in close proximity, for example, on Walworth Road and Old Kent Road.
144. These strategies in conjunction with the proposed targets set for training and employment over the lifetime of the scheme are considered to be robust and will ensure employment opportunities are available in the short, medium and long term. Officers consider that these measures would provide adequate mitigation against the minimum scenario and sufficient control to ensure the regeneration delivers floorspace that responds to local needs and has positive economic effects on local employment.

Retail floorspace

145. The AAAP estimates that there is a need for about 850 sq.m of convenience retail. This is less than the 1,750sq.m cited in policy (COM6 Shopping/Retail) which makes extra allowance(900sq.m) for the wider catchment of East Street and Westmoreland Road where it was considered that there was potential for a small number of cafes and restaurants. Officers note however that retail provision within the Aylesbury area will experience increasing pressure from Elephant and Castle following its redevelopment and that whilst the increase in population will lead to a larger potential expenditure pool, the minimum provision proposed (800sq.m) is within an acceptable range of projections envisaged for the new population. Flexible floorspace is proposed across the outline application to meet the convenience needs of the new neighbourhood. The approach taken allows a range of convenience needs to be met (Class A1/A3/A4) at number of locations consistent with the AAAP. The precise details of floorspace will typically be specified at the reserved matters stage which officers consider is reasonable given the timescales for delivery. The scheme has sufficient scope to achieve the AAAP's aim and exceed minimum expectations.

Community space

146. Comments were received that provision should be made for faith groups within the application.
147. A significant level of D class floor space is proposed that could include a range of D class uses such as gym facilities, a library or faith/community related buildings. There is an express commitment in the development specification to provide a medical health centre, community uses and early years provision. It is also noted that applicant is seeking to provide community space within the FDS that would be provided at a peppercorn rent. Notwithstanding this, delivery of 3,100 community space under the minimum scenario would result in less than the AAAP expectations in terms of community space taking account of development committed and proposed under the detailed application.
148. In the event less than a policy compliant amount of floorspace is provided for community use, mitigation would be required by way of a contribution that would go towards the provision or improvement of community space to support the needs of the population. A community use strategy will be secured that details how the D class space might be managed and made available to the local community, including details on how it will be made accessible and affordable for future users.

Maximum scenario

149. Under the maximum scenario the scheme has been assessed to result in direct, long term, permanent moderate positive effects at the borough level. Increased levels of local spending are expected as a result of the new residential population which is projected to be to be around £27.3 million. The effect will be noticeable in Southwark and neighbouring areas and will have wider moderate positive impacts. These effects would have positive impacts in terms of the capacity of health facilities and in meeting local housing needs. New facilities will be designed to be accessible to meet the needs of those with mobility and wheelchair issues under both scenarios which will be an improvement upon the existing situation.

Summary

150. Taking account of committed uses and flexible space and the maximum scenario, the

scheme is capable of delivering new shops, business space and community facilities including a new health centre and early years facilities. Subject to retail and employment strategies being secured as part of a legal agreement officers are satisfied that under the minimum scenario there are safeguards in place and mitigation that enable the scheme to accommodate the needs of the emerging neighbourhood taking account of the likely changes nearby in Elephant Castle and Old Kent Road. The proposal is considered to comply with the AAAP policies regarding community, health and commercial uses whilst allowing the flexibility to reflect the changes and emerging requirements over the Aylesbury Regeneration programme.

Urban Design

151. The Aylesbury AAAP includes a masterplan which establishes guiding principles for the whole Estate. It broadly promotes a conventional street grid; strong north/south links between Burgess Park and the hinterland to the north; and improved east/ west connections across the estate. Furthermore, the masterplan advocates a reconfiguration of amenity areas within the estate, seeking to draw green space northwards from Burgess Park, and to promote a clear differentiation between public and private amenity spaces. The key aspiration is to create a high quality neighbourhood that is much more successfully integrated with its surroundings than the existing estate.

Layout

152. The proposal draws on the Aylesbury AAAP principles of a simple street layout and block pattern, but has refined the grid from the AAAP masterplan. The AAAP sets out the provision of public open spaces in the form of three 'green fingers' which incorporate a range of places for relaxing, children's play spaces, cycling and walking routes (AAAP Policies MP1 – The masterplan; and PL1 – Street Layout). The green fingers would provide the main areas of public open space within the core of the action area. The north/south alignment of green fingers reflects an aspiration to extend the green area of Burgess Park into the new development. However, a detailed review of the somewhat diagrammatic green fingers in the AAAP concluded that they were too rigid in form and lacked the potential for character and variety. Following detailed design development it was considered that they did not present spaces that would be successfully used by local residents.
153. The green fingers approach has been reinterpreted under the outline proposal to better stitch into the street network whilst still retaining the aspiration for high quality spaces that link with the rest of the AAAP area and Burgess Park. A series of different sized and landscaped public open spaces are positioned across the development, primarily along the key North/ south routes providing a loose chain of green spaces that will give character at local level.

Open space and trees

154. The network of public open spaces ranges in size from a large civic square to small intimate pocket parks. The design and location of spaces has been led by an approach which seeks to retain existing quality trees and locating open spaces on strategic routes and connections through the development and is intended to enhance the experience of movement through the new neighbourhood.
155. Officers carried out walks around the estate with the applicant to establish the main visual contributions derived from trees. These were considered to be along the

existing streets in particular Thurlow Street and Albany Road. A key driver of the layout has therefore been to maintain and incorporate existing tree lined streets, groups of trees which provide value and individual trees that have good form, character and a reasonable life expectancy. This is demonstrated by the shape of development parcels which may otherwise appear irregular. Development parcels 15 and 12 (phase 4) are examples of where the form of a plot narrows where it might otherwise be wider to take account of existing mature trees.

Table 21: Comparison of green fingers and open space network with the outline application

	AAAP Green fingers	Outline Proposed open space network
Open space typology	<ul style="list-style-type: none"> • King William IV green finger (0.24ha) • Chumleigh green finger (0.72ha) • Bagshot green finger (0.36ha) 	<ul style="list-style-type: none"> • Civic Open space (0.28ha) • Parks (1.41ha) • Street gardens and community gardens (0.8)
Total (ha)	1.32	2.49
Net difference (ha)	N/A	+1.17

156. The proposed layout will provide a network of open space of around 2.5 hectares. This would represent close to double what was anticipated within the proposed green fingers set out in the AAAP and does not take account of the publicly accessible space provided as part of the FDS (0.39ha). Table 22 below sets out the amount of public open space proposed across the Aylesbury Estate.

Table 22: Public open space provision

	Public accessible open space (Ha)
Existing Housing Green Space baseline	4.8
Early phases	0.12ha
Proposed detailed phase	0.39ha
Proposed Outline phase	2.49ha
Regeneration Programme total	3
net change against AAAP	-1.8ha

157. Whilst it is acknowledged that there will be a reduction in the overall amount of amenity space compared to the existing estate, the AAAP assumed there would be an increase in density and that new spaces would be designed to maximise attractiveness and usability.
158. The key aspiration of policy PL5 (Public open space) is for it to be of a high quality and accessible for users. Officers are satisfied that the clearer distinction between public and private realm proposed will result in a clear sense of ownership for private amenity (ensuring that they are valued and well-used by residents) and public spaces better used and linked with pedestrian and cycling routes through the estate. The outline proposal will focus public activity on streets and public spaces which will ensure these areas are perceived as welcoming and safe in accordance with AAAP Policy PL1 (Street layout). This is commended and will provide a significant asset for future generations that will include soft landscaping and community gardens.
159. The landscaping strategy sets out a clear vision for high quality open spaces and details include the creation of formal and informal spaces, seating, outdoor gyms and bespoke street furniture as well as the introduction of sustainable urban drainage elements. Overshadowing analysis has shown that Gaitskell Park, Thurlow Park and Aylesbury Square will experience excellent sunlight all year round exceeding minimum guidance. These areas have been assessed as they are the largest public spaces being provided within the development. Based on this analysis, the approach to urban design is considered to be successful and will create high quality public spaces that can accommodate a wide range of uses all year round.

Child playspace

160. A key driver of AAAP policy PL6 (Children's play space) is for there to be a big improvement in the quality of playspace available to residents. Currently, there is a lack of local play provision especially for younger children within the existing estate and barriers to play include poor quality design and maintenance of play areas, lack of natural surveillance and fear of crime. This scheme is seeking to provide a range of local playable space for young children with high quality play space within private communal courtyards.
161. The Mayor's SPG 'Providing for Children and Young People's Play and Informal Recreation (2008) recommends a standard of 10sqm per child, regardless of age. Based on GLA toolkit the outline scheme would generate a child yield of 2,185 – which equates to around 21,850 sq.m of play space (around 2.2ha). Details of how playspace could be delivered is set out in the supporting landscape strategy. A mix of formal play equipment and natural play elements within residential courtyards as well as provision for doorstep and neighbourhood play areas across the network of local parks. Table 23 below gives an overview of the amount of playspace that will be provided under the illustrative masterplan.

Table 23: Overview of child play provision based on the illustrative masterplan

	Under 5	5-11	12+	Total
Playspace requirement	7,610	8,190	6,040	21,840

Total Area of Play Proposed	7,600	7,500	5,200	20,300
Net difference +/- (sq.m)	-10	-690	-840	-1,540

162. Provision for all age ranges is proposed but it is estimated that there will be a shortfall of around 1540 sq.m which officers note relates mainly to provision made for older children (rather than those under 5 years).
163. Concern that the scheme would not provide adequate play provision for young people (12+) was a comment received during the application and expressed as an objection.
164. The provision of formal sports facilities and active play in Burgess Park is a great asset. Consideration has been given to the opportunities that Burgess Park and other local spaces may offer in terms of play for older children, taking account of the potential for more intense use of this space and other local spaces. The council has recently consulted on further improvements to Burgess Park, including options for additional play and sports facilities. Given its proximity, it is reasonable to expect teenagers from Aylesbury to take advantage of these facilities rather than assuming full provision within the estate boundary. If the shortfall does arise once detailed design is complete the development will make a financial contribution in accordance with the adopted SPD. Officers are also satisfied that it would be appropriate for there to be a mechanism that will help maintain and enhance facilities that will be used by the new population. This will be secured by a legal agreement and contribute towards playable space and sport facilities for older children within Burgess Park, Surrey Square and Faraday Gardens.

Estate management

165. Management of the public realm has been raised as an issue by objectors, the concern being that open space would be private and not publicly accessible. The applicant has confirmed that they will be open to the public as stated on the parameter plans and that they are not intending to restrict access. However, there are on-going discussions regarding whether some or all of the open spaces will be managed by the council or the applicant.
166. At this outline stage the proposal is to secure an option for the council to adopt public open spaces with the legal agreement. This will be assessed on a phase by phase basis for development parcels that deliver public parks and open spaces.
167. It is recommended that an Estate Management Strategy is submitted for each phase at reserved matters stage setting out the maintenance and management arrangements for all non-adopted spaces and infrastructure that will be delivered as part of this development. The strategy will also set out the details of maintenance and management of temporary amenity spaces and public realm that will be provided over the course of the development when phases are under construction. It is expected that estate management arrangements will be agreed prior to the occupation of new dwellings within a particular phase.

Height massing strategy and tall buildings

168. The proposed height of buildings across the site ranges from two to twenty storeys

and seeks to emphasise the hierarchy of the masterplan routes, whilst responding to the varying edge conditions at the fringes of the estate. Accordingly, the scheme proposes low rise housing and flat typologies (of between two and six storeys) at the interface with the established local context, whilst providing a graduated increase in height eastwards (up to eight-storeys either side of Thurlow Street). This approach is broadly consistent with Policy PL4 (Building heights) which requires the height and scale of buildings to respect the setting of conservation areas and for taller buildings to be situated in important locations which are identified as being at key junctions along the Albany Road and at certain points on Thurlow Street as established on the AAAP building heights plan.

Tall buildings

169. It is proposed to locate the tallest buildings (fifteen to twenty storeys) at key junctions along Albany Road fronting Burgess Park, which is in accordance with AAAP Policy PL4 (Building heights). Six tall buildings are proposed along the Park Edge to mark the main entrances to the neighbourhood as well a further tall building on the Amersham site (Development Parcel 18) fronting onto Thurlow Street. The location of these buildings is where there is a strong rationale for townscape marking and way-finding to reinforce the hierarchy of the masterplan routes. In this respect the distribution of buildings in townscape terms is supported and has the potential to create a distinctive park edge signalling the regeneration of the estate.
170. The AAAP requires the design of tall these buildings to be of outstanding architectural and urban design quality. They are required to be elegant, slender and visually separate from adjacent buildings and set within generously proportioned public realm. The design code establishes mandatory criteria that are broadly consistent with these aspirations in that it requires tall buildings to have a well defined base, middle and top and to have a distinctive identity that will contribute to a visually interesting townscape. The concept of taller buildings forming gateway towers within the design code is supported. They are generally located at key junctions and the approach to design will ensure towers relate well to each other and read as a family of buildings. It will help ensure that the detailed design of tall buildings at reserved matters creates a visually interesting townscape ensuring tall buildings are well designed and appropriate for their location.
171. An exemplary standard of design and living accommodation is required where development parcels would exceed 700 habitable rooms per hectare. This is established in the AAAP and set out as mandatory guidance in the design code which will principally apply to the proposed high density blocks which are concentrated along the Park Edge. The detailed design of buildings is not known at this outline stage and so a full and detailed assessment would be carried out at reserved matters.

General building heights, scale and design

172. Predominant heights along Thurlow street will be six to eight storeys and mainly composed of mansion block buildings with central courtyards. Heights away from Thurlow Street (east and west) will gradually decrease towards the fringes of the action area core where buildings will be predominately composed of lower density mansion blocks, mews housing and town houses. These lower density edges will have a prevailing height of between four and two storey buildings responding to the height and massing of the established adjacent neighbourhood. General building heights will be controlled by the building heights parameter plan and high level guidance on height transition between areas with contrasting height is provided in the design code.

173. The illustrative masterplan expects buildings across the outline scheme to be composed mainly of perimeter blocks that will be a mix of mansion blocks, mews blocks and town houses. Mandatory guidance in the design code details that principal frontages of these blocks will be active and provide natural surveillance to streets and open spaces by having prominent entrances, windows, balconies and, where appropriate, breaks between buildings. Maisonettes will also be required to be delivered at ground floor level to increase the frequency of doors along the street.
174. The design code sets out guidance for these buildings in each of the character areas establishing principles that guide building form, density, privacy strips and private amenity space. Continuous building lines are required on development parcels adjacent to the Liverpool Conservation Area, where consistency is established as a key design quality. More variety is, however, allowed for within the medium scale perimeter blocks away from this area where the design code encourages the use of articulation of a street façade to allow glimpses into rear courtyards and add interest to the street. Much larger development parcels and perimeter blocks are proposed along the main routes (i.e. Thurlow and Albany Street) with much smaller sub-divided development parcels on the edges which respond to the established urban grain and local context. This hierarchical approach to development parcels and block typologies proposed can be supported as it will accommodate a range of housing types to come forward and homes designed to look directly on to the street with rear gardens in accordance with the AAAP (policy PL3 Building block types and layout).

Privacy and overlooking within the development

175. Minimum privacy standards are set out in the design code which are broadly consistent with established policy at a distance of 21 metres between flats. However minimum distances are proposed at the rear of dwelling houses of approximately 15 metres which differs from adopted Residential Design Guidance. Whilst the distance proposed is less than that proposed for mansion blocks and other buildings the design rationale is based on typical distances between existing dwelling houses in the surrounding area. The distance may in certain instances be appropriate as it is generally accepted that the approach to securing a good standard of privacy will vary in response to the local context, typology of building and block. As the precise location of buildings within development parcels is not known at this stage officers are satisfied that it is appropriate for the design of dwellings to respond to the context, providing a balance to the pressures of building at higher densities in order to ensure functionality and amenity in new homes. It has been demonstrated by the housing design on the FDS that privacy can be protected by good design and careful internal layouts even where separation distances are less than 21 metres. Therefore, there is sufficient design guidance within the development plan to ensure that an adequate standard of privacy is achieved at reserved matters.

Micro-climate considerations

176. At this outline stage the detailed design of buildings has not been established and so assumptions have been made regarding the design of buildings, location of habitable rooms within the proposed development parcels and private amenity spaces for daylight, sunlight, overshadowing and wind analysis.

Daylight

177. The analysis of the outline application has focused on development parcels 6a, 6b, 8b, 14a, 15a, 16a representing a spread across the action area and focusing on

blocks where officers considered internal daylight is most challenging. The analysis has informed the detailed design guidance in the design code and will inform the design of reserved matters.

178. In terms of daylight, the applicant has estimated Average Daylight Factor (ADF) which looks at the quality and distribution of light within a room based the analysis on the internal layout that are being considered for similar buildings within the FDS. The assessment has focused on the ground, first and second floor of buildings on the basis that these would be the worst affected units.

Table 24: Daylight assessment based on illustrative masterplan

Illustrative Masterplan	Average daylight factor		
	No. of spaces tested	No. of spaces that pass	% of spaces that pass
6A (medium density)	33	30	91%
6B (medium density)	30	30	100%
8B (medium density)	21	21	100%
14A (High density)	39	28	72%
15A (High density)	33	24	73%
16A (High density)	33	29	88%
Total	189	162	86%

179. The results show a high degree of compliance on medium density blocks with lower daylight levels achieved at the base of high density blocks. To ensure a good standard of daylight is achieved to internal living spaces the design of higher density buildings will require careful consideration. It may be necessary to locate rooms that require a lower level of light, e.g. circulation areas, corridors or bathrooms in certain parts of these buildings in order to maximise daylight to living spaces. Notwithstanding this, a daylight analysis will be required with all reserved matter applications when development parcels come forward. Officers are satisfied that through intelligent design, it would be possible ensure new dwellings receive good standards of daylight to the majority of habitable rooms.

Sunlight

180. In terms of sunlight, an assessment of Annual Probable Sunlight Hours (APSH) has been undertaken. The guidelines advise that windows should receive at least 25% APSH, with 5% of this total being enjoyed during the winter months.
181. The results show that sunlight would be of a good standard for all the development parcels assessed. The facades facing into the courtyards facing north-east did not achieve the targets because of their orientation. Accordingly, the design code specifies that single aspect north facing dwelling will not be permitted unless it can be demonstrated that their design allows for sufficient daylight and ventilation.

Overshadowing

182. In terms of overshadowing, an assessment of the effects of the development on outdoor amenity areas has been assessed. The guidance recommends that for an area to appear adequately sunlight throughout the year, at least half of the garden or amenity area should receive at least 2 hours of sunlight on 21st March.
183. The analysis shows that most private and communal amenity spaces will have a good standard of sunlight with the exception of the higher density blocks. The design implication being that communal amenity spaces for these buildings is most likely to be best placed at upper levels and on the roof as these spaces would receive excellent standards of sunlight. The provision of good quality rooftop amenity space and balcony areas will be important in these buildings to demonstrate an exemplary standard of design and so it will be important for the architects of future phases to carefully consider the design of tall buildings to ensure they deliver good quality amenity spaces. In design terms, this presents an opportunity for high quality roof gardens along the park edge that would benefit from views across Burgess Park. Officers are satisfied that well lit communal amenity spaces can be provide at reserved matters.

Wind effects.

184. Negligible wind effects are anticipated to occur at ground level within the public realm and on private amenity spaces adjacent or near to the site boundary based on the modelling of the illustrative masterplan. Windier than desired conditions may occur on the balconies and roof areas of the tall buildings within the site. It has been reasonably assumed that these spaces would primarily be used for sitting and the ES states that without adequate protection or sheltering elements these spaces may be much windier than normally expected for the anticipated use of this space and the significance of these impacts is stated as likely to of moderate to minor negative.
185. To mitigate the impact of wind on balconies and roof top amenity spaces it is suggested that balconies above tenth floor level be recessed and include screens for protection. The standard of roof top amenity areas can be maximised by providing screens where appropriate to ensure that wind speeds are mitigated to a level that is in keeping with desired conditions. These matters will need to be taken into account when assessing the overall design quality of tall buildings to ensure that they are sensitively designed to provide adequate private and communal amenity spaces for future residents.

Architectural design

186. The design code establishes a series of guiding principles that will guide the sub-division of development parcels and the broad approach to the design of buildings. The principles established will successfully contribute towards creating a high quality new neighbourhood. However much useful detailed guidance has been provided across a range of documents some of which is supporting guidance and not an approved document. This includes the landscaping strategy which details the approach to the design of open spaces as well as the design and access statement which provides a narrative on the anticipated evolution of the scheme's design.
187. Given the long term nature of the project, officers consider it will be useful for the design of reserved matters applications to learn from earlier phases as they come forward for approval. It will also be necessary to develop more detailed guidance that

illustrates how the proposed character areas will be architecturally distinctive. For these reasons it is recommended that further phases are informed by detailed design codes which pull together the plethora of information that has been developed for this submission and structured in a way that clearly sets out the role development parcels play within a phase. The detailed design code will clearly set out the context of each development parcel, making reference to the character area(s) in which it sits and those adjacent and setting out the proposed design approach including the amount of development, layout, scale appearance, landscaping, inclusive access and movement considerations, parking design and where appropriate a detailed section on buildings. It will emphasise the need for exemplary building design and consideration given to inclusivity and accessibility for all proposed buildings and spaces within a reserved matters application. It will set out this approach on phase by phase basis setting out the relationships between constituent development parcels and surrounding infrastructure and interrogate how the design of parcels can contribute towards a locally distinctive neighbourhood that has a visually interesting townscape. It will further develop the high level guidance provided within the design code and allow the architectural design of the scheme to evolve with the regeneration programme.

Impact on strategic and local views and the character and setting of listed buildings and/or conservation areas

Heritage Assets

188. The Outline Application Site is not located in a Conservation Area. However, the Liverpool Grove Conservation Area is immediately adjacent to the estate boundary, and to the northeast of the outline application site. The Cobourg Road and Addington Square Conservation Areas are also within view of the site. Within the Addington Square Conservation Area is a designated London Square; Addington Square. Further to this, English Heritage requested an assessment of the impact of the development proposals on the Grosvenor Park Conservation Area.
189. While section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 does not strictly apply here, because no development is proposed within a conservation area, it nonetheless sets a useful test for judging the impacts of the proposed development on the neighbouring Liverpool Grove Conservation Area, as well as the Addington Square, Sutherland Square and Grovesnor Park Conservation Areas. Section 72 indicates that, 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'. The analysis within this section of the report considers whether the application pays special attention to the desirability of preserving or enhancing the character or appearance of the nearby Conservation Areas.
190. Furthermore, Saved Policy 3.18 of the Southwark plan (2007), 'Setting of Listed Buildings, Conservation Areas and World Heritage sites' seeks to effectively manage development to ensure that it will not have a detrimental impact on the *setting* of heritage assets, including conservation areas.

Liverpool Grove Conservation Area

191. The majority of this conservation area was built between 1903 and 1908 and the urban form of the area is relatively dense, but generally low rise with flats fronting onto courts and quite broad streets of houses and maisonettes. The external appearance of the buildings is varied, designed as such in order to avoid the monotony of repetitive

terraces. It is also characterised by mature tree planting in many of the streets.

192. The existing slab-block buildings of the Aylesbury Estate are visible from a number of vantage points within the Conservation Area. By virtue of their monolithic and unbroken appearance, strong horizontal emphasis, insensitive scale and unrelieved use of grey concrete they are considered to create a harmful backdrop to the conservation area that does not respond sensitively to the heritage asset and its setting. It is therefore considered that the redevelopment of the estate and the replacement of the existing slab-blocks with more sensitively designed brick buildings, featuring greater variety and interest in their built form would result in an enhancement to the setting of the conservation area. This is particularly considered to be the case at the boundary between the conservation area and the existing estate, for example on Merrow Street and Trafalgar Street. The Liverpool Grove Conservation Area Appraisal Statement identifies 122- 190 Trafalgar Street as key unlisted buildings in the conservation area. The redevelopment of the estate would result in the removal of the large slab-block that currently terminates Trafalgar Street and its replacement with more sensitively scaled and designed buildings. As such, it is considered that the settings of these undesignated heritage assets would also be enhanced.

Addington Square Conservation Area

193. The Addington Square Conservation Area comprises an eclectic mix of early 19th Century buildings. Addington Square itself is a designated, formal London Square enclosed on three sides by terraces and semi detached housing with Burgess Park on the fourth side. Of the buildings enclosing the square, Number 7, 8, 9, 10, 11, 13-16, 33-42, 47 and 48 Addington Square are all Grade II listed and have substantial group heritage value. Only the FDS proposals would have any substantial visual impact on Addington Square. This is demonstrated in View 13 as assessed in the Visual Impact Assessment.
194. Of the other listed buildings in the Addington Square Conservation Area, the proposed redevelopment would be visible from the rears of Nos 117 -129 Camberwell Road. These views are not from the public realm and the impact on the setting of the heritage assets is considered negligible.

Cobourg Road Conservation Area

195. This small conservation area is found on the far side of Burgess Park, connected to Old Kent Road. Within the conservation area, Nos 29, 31, 47, 51, 53, 55, 61, and 63 Cobourg Road, Hanover House and Rosetta Place are all Grade II listed. The existing Aylesbury Estate, particularly the long, slab like Wendover Building is visible from the conservation area. It is considered that the redevelopment of the estate and the replacement of this insensitively scaled and designed slab building would be beneficial to the setting of the conservation area and listed buildings. The proposed redevelopment would create a more visually rich and varied backdrop to views out of the conservation area. The majority of the proposed buildings would be finished in brick and therefore create a warmer setting than the grey concrete of Wendover House and a more recognisable 'London' townscape typology. This beneficial impact is demonstrated in View 5, as assessed in the Visual Impact Assessment.

Grosvenor Park Conservation Area

196. This small conservation area to the west of Burgess Park and the south west of the existing Aylesbury Estate contains a mix of 19th Century buildings. Within the

conservation area, Nos 21-36 Urlwin Street are Grade II listed. The conservation area is separated from the proposed development site not only by distance, but also by the physical barriers of the railway line and Camberwell Road. Neither the existing buildings of the Aylesbury Estate within the outline application boundary or the proposed development parameters are visible within the Conservation Area. As such, the impacts of the development on these heritage assets would be negligible and would not cause any harm to its significance.

197. In addition to the Conservation Areas, the development proposals also have the potential to impact upon the setting of a number of listed buildings.

Grade I Listed Buildings

Church of St. Peter, West gates and Gate Piers, Liverpool Grove

198. This heritage asset, a fine example of the work of renowned architect Sir John Soane is some distance from the Outline Application site, on the western side of the Liverpool Grove Conservation Area. However, it is considered to be of very high heritage value, as denoted by its Grade I listed status. The material submitted in support of the application demonstrates that the proposals would not be visible from this asset or its setting. The impact is therefore considered negligible. This is the same for the terrace of Grade II listed housing at Numbers 28 to 58 Liverpool Grove to the south of the church.

Grade II Listed Buildings

Aycliffe House and attached railings, and the adjacent terrace of Grade II listed houses on Portland Street (nos 1-23 odd)

199. Both Aycliffe House and the terraced housing date from 1903-1914 and are finished in brick with stone dressings. They are of heritage value not only for their physical appearance and built fabric, but their group value as part of the Brandon Estate, an example of "homely" working class housing erected by the Ecclesiastical Commissioners under the guidance of Octavia Hill. The existing concrete slab buildings of the Aylesbury Estate represent a stark contrast to the traditional domestic scale and materiality of these buildings, and from certain vantage points are considered to dominate their settings. The redevelopment with more sympathetically scaled, designed and detailed buildings, finished predominantly in brick, would represent an enhancement to the setting of these heritage assets. This beneficial impact is demonstrated in View 15, as assessed in the Visual Impact Assessment.

62, 65, 66-84, 86, 86A, 88, 90 and 92 Camberwell Road

200. Views of much of the existing estate from the setting of these listed buildings are obscured by mature planting and trees in Burgess Park. The proposed redevelopment would be visible from Numbers 66 and 84, but the views would be very minimal and of no harm to the setting of the heritage assets and would have a minor beneficial impact.

Alms-houses, Chumleigh Gardens

201. This range of Alms-houses, arranged in a U-shaped plan form around a central landscaped courtyard are rare survivors of the dense built fabric that occupied the site of Burgess Park prior to WWII bomb damage. From the courtyard, the low rise blocks of the Aylesbury Estate, fronting onto Albany Road are visible. The redevelopment

proposals would replace these with taller residential blocks fronting onto Albany Road. However, they would be finished in brick, a more appropriate material for the backdrop to this heritage setting. As such, it is not considered that the redevelopment proposals would result in any harm to the setting of these heritage assets.

Lime Kiln, Burgess Park

202. This is the only surviving structure from the Lime Works that once occupied this part of the Burgess Park Site. The concrete slab blocks of the Aylesbury Estate currently form an intrusive and insensitive backdrop to this important historic structure. Their redevelopment and replacement with more sensitively designed and scaled buildings would be considered an enhancement to the setting of this heritage asset.

Groundwork Trust Office and Attached Chimney, Wells Way

203. This fine Edwardian building is a former public library and bathhouse dating from 1902. The bathhouse chimney is a particularly prominent landmark when viewed from Burgess Park. The low rise blocks of the existing Aylesbury Estate can be seen at the northern end of Wells Way. As a result of their unbroken appearance, horizontal emphasis and grey concrete finish, they are not considered to represent a sensitive backdrop to the setting of these heritage assets. As such, although the redevelopment proposals would see them replaced with taller buildings, the greater degree of articulation and variety in built form proposed and the use of warmer, more traditional brick as the predominant facing material would result in an enhancement to the setting of this listed building.

English Martyrs School Flint Street

204. The English Martyrs Roman Catholic School on Flint Street dates from 1875 (extended 1905) is a lavishly decorated brick and stone building of a bold design. As such, it is considered an unusual design for a board school of this period. It is found some distance to the north of the existing estate, but as a result of the large scale and unapologetic design of the existing estate buildings, the taller of the slab blocks (Wendover and Taplow Houses) are not only visible in, but in many ways dominate the setting of the school. It is considered that the redevelopment of the estate and the replacement of these monolithic concrete blocks with more sensitively designed, well articulated brick buildings would enhance the setting of this heritage asset. The associated Roman Catholic Church of the English Martyrs on Rodney Road and its Presbytery, found to the north of the primary school would also benefit from the removal of Wendover and Taplow House, although as they are less visible, the impact of redevelopment here would be diminished.

Undesignated Heritage Assets

205. Paragraph 135 of the NPPF expects Local Authorities to take into account the effect of proposals on the significance of non-designated heritage assets when determining an application. It states that *“In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”* Of the undesignated heritage assets likely to be affected by the redevelopment proposals, the impacts on 122- 190 Trafalgar Street are discussed above. The other pertinent non designated heritage asset is the Queen Anne Public House on the corner of Aylesbury Road and Dawes Street. This is an attractive local landmark. At present its setting is dominated by the slab-block of Taplow House, which despite being some distance away, has a substantial visual impact. As such, the replacement of the imposing slab block is considered to represent an opportunity to enhance the setting

of this building.

206. The majority of the proposed development in this area of the site would be terraced housing and low scale (up to four storeys) apartment buildings that would respond well to the existing context. However, directly across Dawes Street from The Queen Anne would be a larger eight storey building marking the location of the new Aylesbury Square. Although this would be taller than the surrounding context, it is considered appropriate to mark the location of this important new civic space with some height. Any harm caused to the setting of the undesignated heritage asset can be outweighed by the public benefit of the resultant improvements to the legibility of the area. The impact of the height would also be mitigated by more appropriate use of materials and greater articulation and visual richness on the façade. This would be an important consideration in the assessment of the design at the reserved matters stage.
207. Paragraph 128 of the NPPF requires applicants to describe the significance of any heritage assets affected by their proposals, including any contribution made by their setting. It states that *“the level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”* The Townscape, Built Heritage Visual Assessment submitted in support of the application demonstrates that the proposed development would not result in any harmful impacts on the significance of the surrounding heritage assets and their settings. Indeed, it is considered that the removal of the insensitive, monolithic, concrete slab-block buildings on the existing estate and the proposals to introduce more sensitively designed, well articulated buildings, predominantly finished in more contextual brick would be beneficial to both listed buildings and conservation areas. The edges of the Liverpool Grove Conservation Area in particular would benefit from redevelopment of the estate. Based on this analysis it is considered that the assessment set out in the ‘Townscape, Built Heritage and Visual Impact Assessment’ fulfils this requirement of the NPPF requirement.
208. Paragraph 137 of the NPPF states that *“Local planning authorities should look for opportunities for new development ... within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.”* It considered that the outline scheme complies with this requirement and with Saved Policy 3.18 (Setting of Listed Buildings, Conservation Areas and World Heritage Sites) of the Southwark Plan (2007) as it would preserve or enhance the immediate or wider setting of listed buildings; any important view(s) of listed buildings; the settings of any conservation areas; or views into or out of any conservation areas.

Views Assessment

Strategic views – Local View Management Framework (LVMF)

209. There is a single strategic view from which the outline proposal would be visible within this framework. It is a panorama view from Alexandra Palace looking south. Within this view, St Paul’s Cathedral, The London Eye, BT Tower and the Shard are all visible landmarks.

View 1A.1 From Alexandra Palace

210. The outline application site sits to the right of centre in this long distance view. Under the minimum building heights scenario two of the buildings would be visible within the ridgeline and ridgeline of trees in the Crouch Hill/ Finsbury Park area. Under the maximum building heights scenario, up to seven of the buildings would be visible from this view.
211. As a result of the distance the outline scheme would be perceived to be lower in scale than the more prominent landmarks within this view and would be nestled within and screened by vegetation. As a result, the buildings are likely to be barely perceptible to the naked eye, and it is therefore concluded that impact on this view would be negligible. It is also worth noting that when considered in relation to the cumulative impacts of the scheme with nearby developments, there are other buildings which are significantly taller and have a more substantial impact on this LVMF view. As a result, these other developments are likely to draw the eye away from the Aylesbury development.

Local Views

212. A number of local views were identified prior to the submission of the application. These views were considered important as the outline proposal is likely to have significant effects on the built environment and the image of London.

View 01 Flint Street, north of East Street, looking southeast down Thurlow Street

213. If the outline application site were to be developed to the minimum parameters proposed, the new buildings would be shorter than the existing slab block on the site and screened by retained mature Plane trees in summer. If the site were to be developed to the maximum parameters, although they would be physically shorter than the existing slab block on the site, they would be perceived as being taller because they would be closer to the road. The visual impact would be softened by the mature Plane trees, particularly in summer. For both the minimum and maximum parameters, the buildings would frame Thurlow Street providing enhanced definition of the public realm, active frontages and a marked improvement to the existing streetscape. The impact of the development on this view is therefore considered to be beneficial. It is also worth noting that when considered in relation to the cumulative impact of other development proposals in the area surrounding the Aylesbury, the development at Site 7 would complement the proposals under consideration and frame both sides of Thurlow Street, providing the enclosure that is currently lacking and marking the importance of this thoroughfare. Together they will create a coherent street scene.

View 02 Surrey Square to the west of the junction with Flinton Street looking southwest

214. This view is taken from a residential street, outside the Grade II listed terrace at number 20-54 Surrey Square. The listed terrace provides a strong, well-defined edge to the right hand side of the street when viewed from this position. At the termination of the view is the slab block of the Wendover and Wolverton buildings on the existing Aylesbury Estate, although they are partially screened by trees in Surrey Square Park, particularly during the summer.
215. If the outline application site were to be developed to the minimum parameters proposed, it would be visible at the termination of this view, significantly below the

height of the existing slab blocks and substantially screened (particularly in summer) by the trees in the park. If the site were to be developed to the maximum parameters, again the majority would be lower than the existing slab block (with a small exception to the right that would be very slightly higher). Again the trees in the park would substantially screen them. In both cases, views into the development site will be created by the removal of the slab block and the arrangement of the new buildings. This would create sense of connectivity and give extra depth to the view, both of which are considered beneficial.

View 03 Eastern end of Smyk's Road on southern footpath outside No. 77 looking southwest

216. This view is dominated by the height and mass of the slab blocks of the Wendover and Ravenstone Buildings within the existing estate. The existing slab blocks cause harm to the otherwise attractive street scene and the existing trees in front of the slab do little to soften this harmful impact.
217. If the outline application site were to be developed to the minimum parameters proposed, it would be seen at the termination of the view, but substantially lower than the existing slab blocks and of a scale that responds well to the existing two storey terraces. If the site were to be developed to the maximum parameters, it would have a perceived height similar to that of the lower to the two slab blocks (Ravenstone). As a result they would be perceived as taller than the existing terraced dwellings, but would not be overbearing or dominant as the existing Wendover building is. It is therefore considered that the change would be beneficial.

View 04 Eastern End of Albany Road

218. This view is taken from Albany Road. To the right is an attractive two-storey terrace of residential dwellings. To the left are the mature trees along the boundary of Burgess Park. In the distance, the large slab block of Wendover on the existing estate is visible.
219. Whether the outline application site was to be developed to the minimum or maximum parameters proposed, it would be seen in the centre of this view. The landmark tower proposed at the junction of Albany Road and Thurlow Street would become the focal point of the view. It is considered that, given the prominence of the routes that meet at this point, the introduction of a new landmark building here is appropriate. The submitted Design Code offers sufficient comfort that the tall building will be of high architectural quality, using materials that are more appropriate to the surrounding townscape character than those of the existing slab block of Wendover. If this were to be built to the maximum parameters proposed, it would be significantly taller, but it is not considered that this would have a harmful impact. Through the removal of the inappropriate Wendover building and the creation of a landmark building to aid legibility, it is considered that subject to detailed design, the changes to this view have the potential to enhance it.

View 05 Coburg Road, looking west over the lake in Burgess Park

220. This view was selected to assess the impact of the development on the Coburg Road Conservation Area and the settings of a number of Grade II listed buildings including numbers 29, 31, and 49 to 63 (odd) Coburg Road. The park dominates the foreground of the view, with the large lake in the mid distance. On the other side of the park, the large slab block of the Wendover building and the concrete CHP chimney are visible.

221. Whether the outline application site was to be developed to the minimum or maximum parameters proposed, it would have a significant impact on the backdrop of this view. The 'gateway' landmark towers proposed at the junction of Albany Road/ Thurlow Street would become the focus of the view, in the centre of the new development. Other proposed buildings along the Park Edge would also be visible along the tree line to the left of the view, including the other gateway landmark towers at the entrance to Portland Street. To the right, the majority of the proposed buildings, in both the minimum and maximum parameters would be screened by trees in the park.
222. Given the prominence of Thurlow Street and Albany Road, it is considered appropriate that the gateway towers proposed at this junction should become a new focal landmark on the skyline. The submitted Design Code offers sufficient comfort that the new buildings will be of high architectural quality, using materials that are more appropriate to the surrounding townscape character than those of the existing slab blocks on the estate. Furthermore, as a backdrop to the park, the proposed development would introduce a far greater degree of visual interest through variation in the skyline than the existing slab like structures on the estate. Accordingly, it is considered that, through the removal of the inappropriate slab-like structures on the estate, the introduction of new landmark buildings to aid legibility, and the creation of a more varied and interesting skyline, the changes to this view have the potential to enhance it.

View 07 Burgess Park Bridge Looking West

223. This view is taken from the southern end of the bridge across the lake in Burgess Park, looking north towards the development site. In the foreground is the lake itself. The wildflower mounds and tree planting on the edge of the park, which are of significant screening value, define the mid distance. Beyond this, the blocks of the existing estate are visible.
224. Whether the outline application site was to be developed to the minimum or maximum parameters proposed, it would have a significant impact on the backdrop of this view. The 'gateway' landmark towers proposed at the junction of Albany Road/ Thurlow Street would become the focus of the view, with other proposed buildings along the Park Edge also be visible, interspersed with the trees that define the edge of the park. To the far left hand side of the view, where the tree cover is significantly reduced, the landmark towers marking the entrance to Portland Street would be clearly visible.
225. This is a very similar view to View 05, although a greater proportion of the proposed development would be visible. As with that view, it is considered appropriate, given the prominence of Thurlow Street and Albany Road, that the gateway towers proposed at this junction should become a new focal landmark on the skyline. Furthermore, as a backdrop to the lake, the proposed development would introduce a far greater degree of visual interest through variation in the skyline than the existing slab like structures on the estate. Accordingly, it is considered that, through the removal of the existing blocks, the introduction of new landmark buildings to aid legibility, and the creation of a more varied and interesting skyline, the changes to this view have the potential to enhance it.

View 08 Top of mound in centre of Burgess Park, looking northwest towards Thurlow Street

226. This view is taken from the top of the grass mound at the centre of Burgess Park that was introduced during improvement works in 2012. As a result of the higher viewing

position, a view above the tree line along Albany Road is available. The view is on the alignment of Thurlow Street within the estate. The foreground of the view is dominated by the grassy landscape of the park. A dense line of trees can be seen in the mid distance, following Albany Road. The trees screen the lower levels of the buildings on the estate. Wendover, on the right hand side of Thurlow Street is the predominant feature in the backdrop to this view. The Shard is also visible in the long distance.

227. Whether the outline application site was to be developed to the minimum or maximum parameters proposed, it would have a significant impact on the backdrop of this view. The 'gateway' landmark towers proposed at the junction of Albany Road/ Thurlow Street would become the focus of the view, clearly framing the entrance to Thurlow Street. Other proposed buildings along the Park Edge would also be visible, with only their lower levels screened by the trees.
228. Again, it is considered appropriate, given the prominence of Thurlow Street and Albany Road, that the gateway towers proposed at this junction should become a new focal landmark on the skyline. Furthermore, as a backdrop to the park, the proposed development would introduce a far greater degree of visual interest through variation in the skyline than the existing slab like structures on the estate. Accordingly, it is considered that, through the removal of the existing, the introduction of new landmark buildings to aid legibility, and the creation of a more varied and interesting skyline, have the potential to enhance it.

View 09 East of the Almshouses in Burgess Park, looking west

229. Despite its distance from the viewing point, the slab block of Chiltern on the existing estate is visually dominant from this perspective. It is not considered beneficial to the setting of the listed buildings.
230. Whether the outline application site was to be developed to the minimum or maximum parameters proposed, it would have a significant impact on this view in the mid distance. The taller building proposed to mark the junctions of Albany Road and Portland Street and Albany Road and Well's Way would become the focus of the view. Whilst the amount of built form visible in this view would undoubtedly be increased by the proposals, it is considered that any harm this could cause is mitigated by the varied rhythm and articulation of the skyline proposed, which would be a marked improvement on the static horizontal mass of Chiltern. The use of brick as the predominant material (as controlled by the Design Code) would also enhance this view as it is considered to be a more appropriate material for the setting of the listed Almshouses. On balance therefore, whilst it is acknowledged that the greater quantum of built form in this view could cause some limited harm to the setting of the listed buildings, this is mitigated by the improvements proposed to the skyline and, through detailed design, including the use of more appropriate materials, the setting could be enhanced even further.

View 10 Canal Bridge on Wells Way, looking north

231. This view is taken from the southern edge of the bridge over the former canal on the western footpath of Wells Way, looking north. In the foreground of the view is the Grade II listed Groundwork Trust offices.
232. Whether the outline application site was developed to the minimum or maximum parameters, only one of the taller Park Edge buildings would be visible and have a significant impact. A small stretch of the lower buildings along the Park Edge would

also be visible, but even if developed to the maximum parameters, these would sit within the silhouette of the existing blocks on the estate.

233. Whilst the new tall building would have a significant impact, it is not considered that it would harm the setting of the listed building. The presence of the Shard in roughly the same location has already established a taller skyline setting for the heritage assets and, subject to detailed design, the use of brick as the predominant material (as controlled by the Design Code) would compliment the listed buildings.

View 11 Southwest of the Lime Kiln in Burgess Park, looking north towards Portland Street

234. The Lime Kiln in Burgess Park is Grade II listed. Its heritage significance is primarily derived from its historic and evidential value. The foreground of the view is dominated by the landscape of the park. Punctuating the end of the long tarmac path that runs north from the viewing position is the slab block of Chiltern on the existing estate.
235. Whether the outline application site was to be developed to the minimum or maximum parameters proposed, the landmark gateway towers proposed at the junction of Albany Road and Portland Street (one in the Detailed application and one in the Outline Application Site) would become the new focus of this view. Between them, the view of the Shard would be very successfully framed. As a result, not only would they mark the entrance to the important thoroughfare of Portland Street, but indeed would celebrate the relationship of the new development to the rest of the borough and indeed the wider city. Subject to detailed design, this successful composition is considered to enhance this view and accordingly, the setting of the listed structure.

View 12 Burgess Park looking north towards the Detailed application

236. This view focuses predominantly on the Detailed application. Only a slither of the Outline Application Site is visible. Accordingly, it is not considered necessary to assess its impact here.

View 15 Portland Street at northern edge of Michael Faraday School looking South

237. This view is taken from a point on the northern edge of the Michael Faraday School looking south towards Burgess Park. The viewpoint is within the Liverpool Grove Conservation Area. On the left hand site is the contemporary architecture of the newly rebuilt primary school and existing mature trees. On the right is a Grade II listed terrace of two storey houses. Dominating the setting of the terraced houses is the slab block of Chiltern within the existing estate. It is not considered to enhance the setting of the listed terrace.
238. This view focuses predominantly on the Detailed application, with the tower proposed at the end of Portland Street becoming the new focus of the view. If the outline application site were to be developed to the minimum parameters proposed, the corresponding tower intended to create a gateway to Portland Street would be almost entirely screened by the mature trees on the left hand side of the view. Glimpsed views may be possible in winter when the trees are not on leaf, but it is not considered that this would have a harmful impact on the view. If it were built out to the maximum parameters, it would be visible above the trees, at a height to match that of the tower proposed in the Detailed application.
239. It is considered that, through the removal of Chiltern Building that looms over the listed terrace, and replacing it with a well considered composition of tall gateway buildings

marking the entrance to an important thoroughfare, this view and the setting of the listed houses would be enhanced by the proposed development.

View 16 Liverpool Grove in front of Grade I listed Church of St Peters, looking east

240. This view has been chosen to assess the impact of the proposed development on the Grade I listed Church of St Peters, the Grade II listed terraced housing on Liverpool Grove and the wider Liverpool Grove Conservation Area. The heritage significance of the church is derived from its design by Sir John Soane, its unaltered elevations and well restored interior and its historic, evidential and social value.
241. Large Plane trees planted within the church grounds dominate the right hand side of the view, screening the buildings along Liverpool Grove. Nonetheless, the listed terrace creates a regular, consistent urban edge and an attractive street scene. The existing buildings of the Aylesbury Estate cannot be seen in this view.
242. Whether the outline application site was to be developed to the minimum or maximum parameters proposed it would have a minimal impact on this view. It is unlikely that the proposed development, even at its maximum parameters, would be seen above the listed houses on Liverpool Grove, which are also screened by the mature planting. It is therefore considered that there would be no harm caused to the setting of the listed buildings or the wider conservation area.

View 17 Corner of Aylesbury Road and Brettell Street looking east

243. This view is from the western corner of Aylesbury Road and Brettell Street junction, looking east along Aylesbury Road. This view is within the Liverpool Grove Conservation Area. The view is enclosed on both sides by two-storey terraced housing with pitched roofs. On the left hand side of the view, a brown fence encloses some allotments. The grey slab block of the existing Taplow building on the Aylesbury estate fills the termination of the view. It is partially screened by mature trees at the end of Aylesbury Road. The corner of the Taplow building can also be seen above the houses on the left hand side of the view.
244. Whether the outline application site was to be built out to its minimum or maximum parameters, the development will have a significant impact on this view. The taller building proposed to sit on the new Aylesbury Square will become the new focus, rising above the existing houses in the centre of the view. The new building will be designed as a landmark within the scheme, and it is considered appropriate that a taller building should mark the presence of the new civic space on offer at Aylesbury Square. The Design Code offers sufficient comfort that this will be a high quality building finished in materials that compliment the conservation area and wider existing townscape. Its presence would enhance the legibility of the area and integrate the proposed development into the existing area. Furthermore, whilst this new building would undoubtedly have an impact on the conservation area, it would not disrupt the cohesiveness of the conservation area, but would be read as a relatively distant object on the skyline. On balance therefore, it is not considered that this view would be harmed by the proposed development.

View 18 Junction of paths within Nursery Row Park, looking to southeast

245. This view is taken from within Nursery Row Park; a local designated open space. The view looks south towards the development site over the Liverpool Grove Conservation Area. Regular lines of mature Plane trees screen the view of any buildings in the background and dominate the view. As a result of the number of trees and their close

proximity to each other is likely that this screening value would remain substantial during the winter months when the trees are not in leaf.

246. Whether the outline application site were to be built out to its minimum or maximum parameters it is unlikely that the development would be seen through the trees or above the existing buildings along East Street. It is therefore concluded that the proposed development would have no harmful impact upon this view.

Summary of impacts

247. The visual impact assessment of the agreed views demonstrates that, whilst the proposed development may have some substantial impacts upon the surrounding area, the changes are positive, enhancing the townscape character, improving legibility and better revealing the significance of heritage assets.
248. The views from Burgess Park show that, despite the increase in built form, the new, varied and visually rich skyline would be a marked improvement on the monotony of the existing slab blocks in the estate. The thoughtful positioning of taller elements along the Park Edge would also enhance legibility without cause unjustifiable harm to the settings of any listed buildings or conservation areas. Views of the sky would be maintained whilst creating a new urban edge to the park, as encouraged in the AAAP.
249. Similarly, the tall building proposed at Aylesbury Square (again, as established in the AAAP) would have a beneficial impact on the Liverpool Grove Conservation Area by enhancing legibility, introducing a far more varied and visually rich skyline and (subject to detailed design) using more appropriate materials that would compliment the existing townscape character. The views from the Addington Square and Coburg Road Conservation Areas and the settings of the listed buildings within the park would also be enhanced by the proposed development for similar reasons.

Highways and Transport impacts

Street network

250. As described earlier in this report, one of the key problems with the existing estate is the lack of permeability and poor linkages through the estate to the surrounding area. The ground floor parking areas and garages dominate much of the street frontage, and create a hostile street environment. The AAAP Policy TP1 requires development proposals to provide a well-connected network of streets that provide a safe and attractive environment for walking and cycling and at the same time create practical and logical access routes for motor vehicles. The Plan suggests a street layout, based on a simple grid, which identifies key pedestrian routes and crossing points.
251. The proposed layout of the outline proposal is not as rigid as the AAAP masterplan, but the applicant has created a network of streets that will make it easier to move around compared to the existing situation. The submitted illustrative masterplan deviates from the AAAP in some respects, including a realignment of the Community Spine, and a finer grained block layout. It is considered that the submitted proposal has some advantages over the AAAP layout in terms of its linkages to the surrounding streets. As discussed under the urban design section, it does not include the Green Fingers, but does include a series of tree-lined, traffic-calmed streets which provide safe and attractive pedestrian and cycling routes.

252. A hierarchy of streets has been established in the design code comprising of primary, secondary and tertiary roads. The primary routes are the existing public transport corridors – Thurlow Street and Albany Road; secondary routes are Portland Street and the east-west connections – the corridor along Westmoreland Road, Hopwood Road and Inville Road and Alsace Road. All other routes are proposed as tertiary and local in character and include ‘green links’ and ‘green streets’ that will provide attractive green routes for pedestrians and cyclists to parks and squares within the Aylesbury Estate and to the surrounding area.
253. Traffic calming measures such as raised tables and traffic carpets at key junctions are proposed as well as wide footpaths and the introduction of roads closed to motor vehicles. The detailed design and location of these traffic calming measures will be dealt with as a reserved matter in consultation with the Highways Department when phases come forward for redevelopment. The principle of new vehicle access in and out of the estate to surrounding streets is broadly acceptable subject to detailed design as phases come forward. A guiding principle for the design of new streets is to ensure vehicles travel at low speed, to maintain bus priority on Thurlow Street and Albany Road and to improve pedestrian and cyclist routes with protected facilities where appropriate.

Shared surface areas

254. The AAAP advocates streets that are accessible for all users, taking into account the requirements for vulnerable road users and mobility impaired (Policy TP1 – Designing Streets). Several of the streets in the masterplan are indicated as being shared surfaces for the use of pedestrians, cyclists and vehicles. A high quality pedestrian and cycling environment is required on new routes through the estate in accordance with this policy for all users.
255. Under the outline proposal shared surfaces are proposed adjacent to parks and squares as part of a wider street calming strategy that is seeking to create attractive, legible, safe routes for pedestrians and cyclists which integrates into the existing routes and connections with the adjoining areas surrounding the estate. The site wide approach to shared spaces is supported but particular attention will need to be given to the detailed design of the various proposed shared spaces to ensure that the design is inclusive. Substantial parts of the spaces adjacent to parks and squares are likely to remain pedestrian and cyclist only to ensure vulnerable people have the opportunity to access and participate in activities that take place in the proposed parks and squares. Continuous Routes that are marked using both visual and physical means (i.e. surface materials) have also been suggested along-side shared spaces for people who are not comfortable sharing space with vehicles. The detailed design of these spaces will be a matter dealt with as a reserved matter in consultation with the council’s Highways Development Control team to ensure that the design of shared spaces takes into account the requirements of vulnerable road users and mobility impaired people and remain safe and attractive in accordance with AAAP Policy TP1 (Designing Streets).
256. Combined with the detailed and early phases, the proposed street network will link well with the surrounding street pattern and local amenities. The detailed design of existing streets will be controlled through a legal agreement requiring the submission of a section 278 application for existing streets and a section 38 and or 33 application for new streets. The design and specification of streets and shared surfaces will be

managed in consultation with the Highways Team at reserved matters on a phase and development parcel basis. Based on this analysis the proposed approach to street design is supported and in accordance with AAAP Policy PL1 (Street layout).

Public transport

257. The estate currently has a diverse spread of public transport accessibility. The PTAL levels across the application area range from level 4 (medium level of accessibility) when close to the transport corridors of Walworth Road and rapidly falls to level 1 and 2 (low to very low accessibility) towards the centre of the estate. This is due to the lack of regular bus routes running through the heart of the estate.
258. Transport for London (TfL) has confirmed that the bus route 100 will be extended through the estate from Elephant and Castle to Old Kent Road. When combined with the recent extension to bus route 136 and existing routes 42 and 343, the areas with a low accessibility level of 1 and 2 for the estate will increase to at least PTAL 3 or 4. This reflects the improved connections and transport for the neighbourhood and the incoming population, as expected under AAAP policy TP2.
259. The layout safeguards a route for high capacity public transport along Thurlow Street and Portland Street in the form of bus routes on a shared carriageway, in line with AAAP Policy TP2. Improvements to existing bus stops are also indicated as part of the programme of works in the development specification in particular on Albany Road and Thurlow Street. Details of the improvements that will be needed to be made and their timing will be agreed in consultation with TfL at the appropriate time taking account of the proposed programme of works across the three phases. A 'pool' of funding is proposed for the bus stop upgrades that will be secured as part of the legal agreement.
260. The ES suggests that a large proportion of trips to and from the site will be made bus and TfL have requested a contribution of around £3.75 million from the scheme which will be used to increase the frequency of operation on any of the routes passing directly through the Masterplan area. At the time of writing discussions were on-going with TfL and the applicant has agreed to the principle of a contribution. The amount will be agreed with TfL as part of the Stage 2 referral and form part of the legal agreement.

Impacts of demolition and construction on bus services

261. The demolition and construction of the estate will put pressure on the current bus routes and may require the temporary re-routing of existing bus routes and movement of bus stops impacting on the level of service. These changes will be most marked when construction commences for development parcels immediately adjacent to Thurlow Street.
262. As part of a phased Construction Management Plan officers will require details of how construction and construction traffic will be managed to ensure bus reliability is reduced to a minimum. It will require the applicant to work with TfL and the council to detail route changes that best serve remaining residents and those that have moved back into phases already completed.

Cycle and pedestrian routes

263. Several objections cite the concern that the scheme makes no provision for segregated cycle lanes. The concern is that not providing a segregated cycle lane

would be contrary to the aspirations of the council's recently published draft cycling strategy.

264. Consultation on the council's draft cycling strategy commenced following the submission of the planning application. At the time of writing, the strategy remains a draft document that has not been adopted. Notwithstanding this, it sets out a corporate ambition for a new cycling network, including key routes through the development. For this reason it is considered a relevant material consideration when assessing this proposal.
265. The Cycling Strategy identifies a 'Southwark Spine' cycle route, that will run through the estate along Thurlow Street, crossing Albany Road and into Burgess Park. The Strategy commits to providing a high level of service for cycling and will require segregation on busy traffic corridors such as Thurlow Street. Improvements at Elephant and Castle within the Heygate development are anticipated to better link cycling infrastructure for cyclists moving from the north to the south of the Borough. In addition, Portland Street is designated as a 'Quietway' and traffic reduction measures are anticipated.
266. Discussions with the applicant are ongoing to create a design for Thurlow Street that meets a number of criteria including allocation of space for pedestrians, cyclists, trees, bus reliability and general traffic. In addition, the council's Highways Department will be designing the junctions for both Thurlow Street and Portland Street with Albany Road and the junction of Thurlow Street and East Street, with priority being given to providing safety for cyclists and pedestrians.
267. Officers estimate that around 25 metres width will be required along Thurlow Street between development parcels to accommodate a segregated cycle lanes and allowing for adequate pavement widths, street furniture and trees along the route. In response to consultation revisions have been made to the parameter plans which now include the necessary flexibility to accommodate cycle segregation along Thurlow Street at the detailed design stage. This flexibility allows more space to be created along the northern section of Thurlow Street should the indicated highway width be insufficient at the maximum development parcel extent on the parameter plans.
268. The design for Thurlow Street will need to be widely consulted upon before a final design solution can be implemented. The applicant is committed to delivering a high quality cycling environment on Thurlow Street and will be working with the council to ensure there is an appropriate interim solution in place during demolition and construction. The obligations will be set out in the S106 agreement along with other aspects on highway design and delivery.
269. To ensure future phases are designed to prioritise pedestrian and cycle safety a series of site wide strategies will be required to be submitted prior to reserved matters which will clearly identify how each proposed street has been designed taking account of the hierarchy. These strategies will include a Pedestrian and Cycling Delivery Plan that will formalize the segregation of routes and where routes will be informal and form part of a general street environment. The plan will also include details on cycle parking, cycle hire and other cycle facilities that will be required on the estate and ensure that pedestrian and cycle safety and permeability is at the heart of all street design across the entire estate.

Impacts of demolition and construction on cycle routes

270. The demolition and construction of the estate is likely to result in temporary traffic management works that may affect the amenity of cyclists owing to the closure of existing cycle routes across the site and temporary restrictions. Temporary routes and diversions are estimated to have short-medium term negative severance effects in the absence of mitigation in the ES. These changes will be most marked when construction commences for development parcels immediately adjacent to Thurlow Street.
271. As part of a phased Demolition and Construction Logistics Plan (CLP) details will be required setting out how construction traffic will be managed and its impact minimised for cyclists and pedestrians. Some disruption to footway and cycle routes will be unavoidable given the nature of this project and the period of construction and the CLP will need to demonstrate that consideration has been given to pedestrians and cyclists of all abilities to ensure that high levels of safety awareness is at the core of construction operations, particular with regarding to vehicle movement on the surrounding road network. It will be a requirement for construction vehicle drivers, particularly for Large and Heavy Good Vehicles to have received valid cycle awareness training in accordance with the Freight Operator Recognition Scheme in order to minimise the risk of accidents from construction movements. It will also be necessary to ensure that due regard is given to minimise the impacts on and make provision for amenities during construction i.e. outdoor amenity spaces, bus stops and access to those amenities including disabled access.
272. Discussions are ongoing regarding what temporary works may will be required during the construction period, in particular works to the junction of Thurlow Street and Albany Road. This applicant is working with the council and TfL to ensure an adequate temporary solution delivered prior to the implementation of demolition and construction works so safeguard pedestrians and cyclists using this junction and key junctions in the immediate area.
273. In the completed development the detailed design of streets and cycle routes will include traffic calming measures as described above which are consistent with Southwark's 20mph borough policy. 'Quietway' cycle routes will be incorporated in the emerging street network which will be tree lined and designed to have attractive public realm that will support walking and cycling in accordance with AAAP Policy TP1 (Design streets; Policy PL 1 – Street layout).

Cycle parking

274. Cycle parking will be provided across the outline application site in line with the Further Alterations to the London Plan (London Plan 2015) cycle parking standards resulting in 5,093 spaces across the site based on the illustrative masterplan. Table X below shows the proposed level of cycle parking in the event that the maximum number of dwellings and non-residential floor space is delivered.

Table 25: Proposed cycle parking

Use class	Long stay	Short stay
A1 – A5 (retail)	15 spaces	63 spaces
B1 (office/business)	39 spaces	7 spaces
C3 (Residential)	4,829 spaces	69 spaces
D1 (Health Care and	27 spaces	44 spaces

community uses)		
Total	4,910 spaces	183 spaces

275. The design and location of cycle parking areas for all use classes will be secured as part of the Pedestrian and Cycling Delivery Plan within the legal agreement. Mandatory guidance in the design code requires cycle parking to be provided close to the entrance of buildings and public open spaces.

Cycle Hire

276. Provision will be made for two cycle hire docking stations within the outline proposal each with the capacity for up to 30 bicycles. The precise locations will be determined at reserved matters in consultation with TfL and relate to public buildings and public spaces. Details of the cycle hire docking stations including their phasing will be included in the Pedestrian and Cycling Delivery Plan.

Car parking

277. Car parking for existing residents is currently provided as a mix of on street parallel parking bays, and off street garages and parking courts. Most of the off-street parking is managed by the Housing Department under the estate parking permit regime and garage leases. The parking on the public highway (for example on Portland Street) is managed by the Highways Department (Parking Shop) and is also available as metered parking for non-residents.

278. The estate sits within the boundaries of two existing Controlled Parking Zones (CPZ) CPZ-M1 and CPZ-M2, with Thurlow Street acting as the boundary between the two areas. The two CPZ areas extend further than the Aylesbury application site boundary to the north east and west into the surrounding residential neighbourhoods.

279. The current parking availability within the estate is broadly as follows:

- On-street parking – 371 spaces (including 2 disabled)
- Off-street parking – 1,151 spaces (estate managed)
- Total – 1,522 spaces

280. However, it must be noted that some garage spaces may be used for storage rather than parking, and the informal layout of many of the parking courts may mean that they are used differently than intended. The above figure does however give an indication of the general level of parking available at present.

281. The outline application site accommodates around 2,080 residential dwellings which, on the basis of 1,522 spaces would result in a parking ratio of 0.52 spaces per unit.

282. The proposed scheme provides car parking in a mix of on site spaces in basements or undercroft (which would be available at a cost to occupiers of that block only), and on-street spaces which would be unallocated and available under a permit regime. Since it is assumed that all trafficked streets would be adopted and managed by the council as Highways Authority, the council would be responsible for managing the on-street parking.

283. Due to the outline nature of the application, a definitive number of parking spaces is not available at present. The final number will be dependent on the detailed design of

the street layouts, which will be influenced by the site wide pedestrian and cycle delivery plan and the expectation for attractive tree-lined streets which are not dominated by parked cars. In the case of Thurlow Street and Albany Road, on-street parking will be constrained as a result of the detailed design of cycle routes, bus priority measures or junction improvements. The figures below are therefore only a guide and represent a maximum before other requirements are taken into account; more definitive figures would be produced for each phase as reserved matters are brought forward which will be in line with a site wide parking strategy.

284. The proposed development includes the following provision for parking:

- On-street spaces – up to 737
- Off-street spaces – 361
- Total – 1098 spaces

285. On the basis of an assumed maximum 2,745 new dwellings, this represents a maximum ratio of 0.4 spaces per unit in total, which is in accordance with AAAP Policy TP3. This policy notes that, within the overall aim of keeping car use down, the amount of parking must take into account public transport accessibility, transport for families, and any negative impacts from overspill parking.

Car Parking Allocations and Management

286. The applicant has explained that off street parking spaces in basement or undercroft car parks will be privately managed and restricted to the residents in those buildings. Not all blocks will have on-site parking: the submitted parameter plans show the potential for on-site parking will only be provided on development parcel 18 and along the Park Edge comprising development parcels 4, 14, 16 and 17. It is proposed that dwelling houses will be reliant on on-street parking spaces. It also recognised that on-site basements or podia may not be built, or may accommodate less parking than currently anticipated, and some residents may opt to seek a Highways parking permit rather than purchase an on-site parking space. With 2,745 residential units being provided there is the potential for demand to exceed the supply of on-street spaces. A strategy therefore needs to be put in place to manage the demand for spaces as well as a mechanism to ensure any new parking stress does not disadvantage existing residents in neighbouring streets.

287. To manage the impact of overspill parking on adjoining residential streets it is proposed that a new Controlled Parking Zone (CPZ) will be created that covers the entire outline application site and the FDS. This would ensure that all on-street parking generated as a result of these developments is contained within the new streets and within the existing estate boundaries. This would give reassurance to surrounding residents that their ability to park a reasonable distance from their own homes will not be adversely affected by any parking from these new developments. This is consistent with the approach in TP3 which expects parking levels to take into account the availability of capacity in nearby controlled parking zones.

288. Whilst the proposed parking level of 0.4 spaces per unit would exceed the current car ownership levels on the estate this is the maximum permitted under AAAP Policy TP3. The level of parking provided on the estate will in practice be contingent on the proposal of other street elements including disabled parking bays, servicing bays and pedestrian and cycle facilities. Future car ownership levels are likely to be affected by

the new tenures and dwelling types and continuing trends towards increased public transport and cycle use. Nonetheless, in terms of the on-street parking bays, it is reasonable to assume that there will need to be a system to ration the allocation of spaces. For instance, if every new household applied for a permit, then this would result in 3.7 cars per available space. This may lead to conflict between residents, and complaints to the Highways Department. It is therefore recommended that the legal agreement secures a Parking Delivery Plan with reviews of that plan at every subsequent reserved matter or such time that is considered appropriate.

289. The Parking Delivery Plan will need to be agreed in the first instance for the FDS and subsequently for each phase brought forward under the outline application. The following principles will underpin the detailed strategy which will be reviewed on a phase by phase basis.
290. Firstly, no household would be entitled to no more than one permit. In most parts of Southwark, households can apply for more than one permit, however, due to the limited availability of on-street parking here, it is proposed that this would be an equitable means of distributing the permits.
291. Secondly, existing Aylesbury residents will be given priority, particularly as many will be rehoused in new homes on the estate and some of these residents will own cars, and may be reliant on them for work or family reasons. It is therefore proposed that, to avoid these residents being disadvantaged by the move, any relocating residents, who already have an estate permit or garage, should be able to apply for a permit under the new CPZ regime.
292. Parking provision should take into consideration transport for families in accordance with AAAP Policy TP3 (Parking Standards: Residential). Therefore it will be necessary to restrict the quantity of permits available across the new CPZ by prioritising family units. Regular reviews of permit allocations and parking stress will be undertaken on a phase by phase basis and upon completion of the master plan and will inform any future adjustments for the permit allocation policy.
293. The Parking Delivery Plan will detail phasing of the new CPZ. The parking density will be regularly monitored and if parking levels are able to cope with a greater allocation this will be decided at the appropriate time. Those residential addresses that are not allocated a permit will be designated car free and unable to receive a council on-street permit.
294. In addition to permit allocation, the Parking Delivery Plan will also detail:
 - The location and design of all on-street car parking spaces.
 - The location and design of loading bays
 - The location and number of car club bays
 - Provision of ambulance, doctor and drop off bays
 - The requirement for any pay and display parking
 - The design and layout of off-street parking bays
 - The allocation of off-street parking bays, including provision for disabled persons
 - The location and timings of the new CPZ including permit allocation.

295. Parking provision will be provided for wheelchair users and disabled drivers that is conveniently located to their homes. However, many of the plots (including the houses) will not have any dedicated on-site parking. Any disabled person who holds a 'Blue Badge' is entitled to park in on-street bays and so the scheme will include on-street disabled bays interspersed around the streets. Whilst these bays cannot be allocated to an individual dwelling, if there is sufficient provision there is a realistic expectation that a disabled resident would be able to park close to their home. This will be secured as part of the Parking Delivery Plan on a phase by phase basis.
296. Up to thirteen car club spaces are proposed across the outline application. A full study of the anticipated demand and ideal locations of car club spaces will be required and with each phase and delivered in conjunction with the nominated car club provider. Free membership to the car club will be provided for each eligible adult for a minimum of three years upon first occupation. This is anticipated to reduce the demand for private car ownership and therefore the demand for parking spaces.

Servicing and waste

297. A Delivery and Servicing Plan has been submitted with the application. This shows that, of the non-residential uses, the Health Centre will generate the most vehicle trips (90 per day) including ambulances and deliveries. The other commercial uses generate relatively modest levels of vehicle movement which could be accommodated on the road network.
298. However, given that many of these uses are on Thurlow Street, which is the main bus and cycle corridor, it is important that the servicing layouts are designed to avoid either delays to buses or danger or inconvenience for cyclists. This will be a key factor in the detailed design submitted with the reserved matters. Thurlow Street is also a location for some of the high density residential blocks, which are anticipated to receive a significant number of home deliveries. It will be necessary for home deliveries to be carried out on-site, or in delivery bays off the carriageway.
299. The likely rise in home deliveries will require more service and delivery bays on the residential streets, and this will in turn impact on the level of car parking which can be provided. Servicing will need to be avoided on key movement corridors i.e. Thurlow Street to minimise the impact on pedestrian and cycle movement and buses. The Delivery and Servicing Plan will at each reserved matters application, review current usage on neighbouring plots and make sufficient provision with the design of new streets.

Highways Phasing and Construction

300. A Highways Phasing Plan will be secured through the s106, this will detail the extent of all works to the public and private highways. It will also identify when elements of the highway will be delivered and what provisions will be made during demolition and construction. In some cases a temporary surface may be required as an interim measure until construction is completed, when a full reinstatement and final finishing elements will be delivered.
301. The Phasing Plan will ensure that delivery of the highways infrastructure is agreed according to the phasing of the development and taking into account inclusive access requirements from all users including pedestrians, cyclists, public transport providers and other road users. Combined with the Construction Management Plan, it will include details of temporary segregation measures for cyclists along busy roads and

or at key junctions. Cycle training awareness will be required for all drivers of construction vehicles and a key priority of the plan will be to ensure that all efforts have been made to ensure access to buses is accommodated throughout the construction of the estate.

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

302. A development of this scale clearly has the potential to have significant environmental effects on the amenities and quality of life of occupiers both within the estate and in adjoining areas near to the site. The site is within an Air Quality Management Area and suffers from high levels of ambient noise, particularly in areas in close proximity to Walworth Road, Thurlow Street, Albany Road and Old Kent Road. There estate is predominantly residential but there are also a number of adjoining residential, commercial and school properties which are considered to be highly sensitive to the impacts of demolition and construction over the life time of the regeneration project. Overall there are likely to be direct, temporary, medium term impacts on the users and occupiers of these properties across all phases of the development.

Demolition and construction

303. The proposed phasing of demolition follows the council's rehousing programme for the Aylesbury, the intention being to wherever possible, rehouse existing residents within new affordable dwellings as they become available, preferably on the new estate or nearby within the borough. An indicative phasing is set out in the ES which is listed below:

Development Phase	Demolition Stage	Start	Finish
Phase 2	Stage 2a	January 2016	September 2016
	Stage 2b	December 2016	February 2023
	Stage 2c	July 2017	February 2025
Phase 3	Stage 3	May 2021	January 2027
Phase 4	Stage 4a/4b/4c	June 2023	July 2028
	Stage 4d	April 2025	May 2030
	Stage 4e	April 2027	March 2035

304. The key principles driving the phasing is to ensure security and safety for existing and future residents throughout the development period; to not adversely impact on the continuity of utilities/heat supply to existing and future residents; and to ensure access for pedestrians, cyclists, cars, emergency vehicles and refuse collection routes is maintained at all times. Where necessary, temporary routes will need to be created to maintain access across the estate and the applicant has committed to establishing close liaison with the council, the Police and local residents groups, including the Creation Trust prior to the commencement of works and during the regeneration programme to minimise the environmental effects of the project.
305. The ES has assessed the impacts of demolition and construction activities on sensitive receptors taking into account their proximity to the boundaries of each of the proposed phases and the type of construction activity likely to occur at each stage of the project (i.e. demolition, substructure, construction, fit out). The key impacts identified relate to noise, vibration, traffic and air quality. The applicant modelled a 'worst case' scenario in addition to a typical scenario to provide a snapshot of the potential effects of construction activities without mitigation. The impacts reported

below are for the 'typical scenario' and assumes that no mitigation is in place i.e. no site hoardings or restrictions on working hours.

306. Where adverse environmental impacts are identified it is not necessarily the case that planning permission should be refused. Consideration must also be given to whether those impacts are capable of being mitigated or reduced to a level that would lessen the effects of the development on the environment or sensitive receptors. Mitigation may lessen the severity of an adverse effect which has been identified to the extent that it would not necessarily warrant the refusal of planning permission.
307. The effects reported below also take account of the proposed demolition and construction work in connection with the full application which is being considered alongside this proposal.

Noise and vibration

308. The potential for major to moderate negative noise effects have been identified in connection with demolition and construction as well as plant and machinery operating on site. Effects of minor significance are estimated to take place when works are closest to nearby vibration sensitive receptors. Effects of negligible significance are anticipated in terms of noise from construction traffic.
309. The potential for major negative noise effects occurs for dwellings on Thurlow Street and Dawes Street for all stages of Phase 3. Moderate negative noise effects are anticipated for dwellings on Surrey Square, Surrey Grove, Kinglake Street and Bagshot for the duration of Phase 2; for the majority of existing and future receptors over the duration of demolition and construction works in connection with the FDS and Phase 3; and for Michael Faraday School during Phase 4. Minor negative noise effects are anticipated for Michael Faraday School during the demolition and construction phases of the FDS; and for the majority of existing and future occupiers during Phase 2 and 4.

Mitigation

310. Temporary screens or hoardings at the construction boundary would significantly attenuate noise impacts where a receptor is within direct line of sight. The ES recommends that noisy work in the vicinity of Michael Faraday School and the nearby Academy of Engineering should take place outside of term time wherever practicable and work generally programmed to minimise disturbance during lesson periods. A suite of noise mitigation measures are recommended including strict site working hours, adherence to best practice equipment and construction methods that would reduce most the anticipated effects to be of minor negative significance. Occasional effects of moderate to major negative significance may occur during some activities when works are at their closest to nearby sensitive receptors and protocols to minimise these effects and those associated with vibration will need to be secured to minimise potential effects.
311. Officers are satisfied that if the noise and vibration control measures cited in the ES are implemented the proposed development could reduce its impact on the surrounding population. It is also recommended that liaison is undertaken with the council's Environmental Protection Team well in advance of the submission of a site specific Construction Environmental Management Plan so that it is possible to ensure appropriate and adequate mitigation and controls are applied throughout the construction of the development. It will be necessary for continuous noise monitoring

to take place across the site in order to establish noise and vibration action levels that will assist in controlling noise and vibrations effects at sensitive noise receptor locations. This will be secured by planning agreement as part of a Demolition and Construction and Environmental Management Plan.

Completed development

312. Taking account of the residential character of the immediate area new noise generating sources from the development will need to be designed to ensure it doesn't adversely impact upon existing and future residential occupiers. New buildings will need to be designed to safeguard residential amenity. Where appropriate, noise tests may need to be undertaken prior to the occupation of non-residential units.

Air quality

313. The principal air quality impacts that are likely to result will come from demolition, earthworks and the storage of aggregates on site. Taking account of the sensitivity of the surrounding area the ES estimates that potential for direct, temporary, medium and long term impacts on nearby residential properties of moderate significance.

Mitigation

314. Control measures to minimise nuisance from dust, including the erection of hoardings, dust suppression techniques and dampening of surfaces will need to be secured as part of a Demolition and Construction Environmental Management Plan. It is recommended that protocols to minimise dust and monitor effects over the course of the development should be secured by planning condition to minimise potential effects and ensure robust management of impacts.

Completed development

315. The ES states that impacts of the completed scheme on air quality would be negligible. Emissions from the energy centre and the development would be in compliance with policy standards and no additional mitigation would be required.

Transport and movement

316. The effects of demolition and construction on transport for existing and future residents will not only come from on-site operations but also from the construction traffic accessing the site. Existing residents using vehicles will be affected by temporary traffic management in the vicinity of the site and the amenity of cyclists and pedestrian may be affected owing to the closure of existing pedestrian and cycle routes and temporary restrictions on the footway. It is likely that the implementation of temporary routes and diversions across the site during construction will have a direct short-term minor negative severance effects.

Mitigation

317. A summary of impacts is set out under the transport section of this report. Traffic and temporary diversions will be controlled through a Construction Logistics Plan (CLP) which will demonstrate that adequate consideration has been given to pedestrians and cyclists and ensure that a high level of safety awareness is at the core of construction operations. Cycle awareness training will be required and it will be necessary to ensure due regard is given to minimise the impacts on and make provision for amenities of residents during construction i.e. outdoor amenity spaces, bus stops and access to those amenities including disabled access.

Completed development

318. Comprehensive redevelopment will enhance the number of routes for pedestrians and cyclist through the estate improved connections with the surrounding area as well as pedestrian and cyclist facilities at the key junctions on Albany Road. These and other improvements within the outline site and adjacent will improve cycling and pedestrian amenity. Improvements in public transport will also improve connections with the surrounding area.

Daylight, sunlight and overshadowing (DSO) analysis

319. During the demolition phase of the development improvements are anticipated in terms of daylight, sunlight and overshadowing to dwellings and amenity spaces near the site boundary. This is by virtue of the demolition of large monolithic blocks such as Wendover and Taplow which tower over Victorian housing stock.

Completed development

320. At this outline stage the detailed design of buildings and gaps between them are unknown. An analysis of the illustrative masterplan shows what could be delivered across the site within the constraints of the parameter plans. The assessment focuses on existing properties which have windows that face directly onto the application site and has taken account of Site 7 which is under construction. The layout and design of these buildings as well as the location of habitable rooms are known and can be deduced from planning drawings. A list of all the properties that were assessed is detailed below:

- 25-57 Portland (odds) Street and 58-62 Portland Street (evens)
- 12 Villa Street
- 234-266 Merrow Street (evens) and 288-298 Merrow Street (evens)
- 98-124 Dawes Street, 128-130 Dawes Street and 69 Wooler Street
- 1-30 Everett House
- 153-197 East Street (odds)
- 27-31 Alvey Street
- 66 Surrey Square
- Favesham House, Kinglake Street
- 1-20 Tenterden House, Kinglake Street
- 15-37 Bagshot Street (odds) and 47-53 Bagshot Street (odds)
- Site 7 – Consented scheme under construction (12/AP/2332)
- Naylor House, Flint Street
- Domville Court, Bagshot Street

Assessment of daylight impacts

321. Three tests were used to assess the potential daylight impacts at these properties all of which are in accordance with BRE Guidance (2011). Across the outline boundary a total of 712 windows were assessed.
322. The first test (25 degree line method) was used to identify where the presence of new buildings that may impact upon daylight received at existing properties. A total of 396 windows (56%) passed the 25 degree line test and for these windows the development was assessed as being unlikely to have noticeable effects. A more detailed assessment was undertaken to calculate the potential loss of daylight to the remaining windows within buildings that did not pass the 25 degree test (316).

323. The second test was a more detailed assessment which looked at Vertical Sky Component (VSC). This is a measure of daylight reaching the outside face of a window. A VSC of 27% is normally recommended as a benchmark and the majority of remaining windows passed this test (77%) although a number of windows (74 windows) were assessed to have a VSC of less than 27% after the development. Whilst these windows would not have a VSC of 27%, this assessment does not take account of the existing situation in terms of daylight to those windows. The height, and massing of existing estate buildings impacts on the amount of daylight received at windows near the estate boundary and the vast majority of those assessed do not currently achieve a VSC of 27%.
324. Sixty six of the 74 windows (89%) currently experience a VSC that is significantly below the recommend minimum (27%). Analysis of existing and proposed VSC shows that there are a number of properties where VSC will improve from the existing situation. This is particularly the case for 21-31 Alvey Street and windows on the East and South Elevation of the consented development on Site 7 where improvements in VSC of around 30-35% on average occur. In accordance with BRE guidance, a comparison test which examines the impact on the assessed property compared with the existing situation was undertaken.
325. The third test (Comparison method) considered the existing VSC in relation to VSC results of the final completed development. Where VSC in the completed development is lower than 27% the existing situation was analysed. If the proposed VSC was less than 0.8 times its former value (i.e. more than 20% reduction), occupants of the building are likely to notice the reduction in the amount of daylight.
326. Each window which failed the 25 degree test was compared with the existing situation (316 windows). Three hundred and nine (309) of those windows were assessed to have acceptable impacts (no losses above 20% of former value) with some windows likely to experience noticeable improvements in daylight. Seven of the 316 windows assessed were identified as having the potential to experience moderate negative effects based on the comparison test. For those windows a reduction in daylight was considered likely to be noticeable.
327. Two of the windows relate to 58-62 Portland Street, a residential property with windows that front onto Roland Way. Ground floor windows on its flank elevation are likely to be affected by the erection of a new residential block to the south of these windows. The parameter plans would allow for up to a three storey building at this part of the site where currently there are no buildings. Whilst the proposed impact would be noticeable it would be possible to remedy the situation by increasing the distance between the proposed and existing building or by adjusting its height at the detailed design stage. The identified impacts could be successfully managed as part of a reserved matters application.
328. The remaining five windows relate to 128-130 Dawes Street which is a two storey property with a ground floor corner shop frontage. Its retail function appears to have ceased and the property occupied for residential use. The ground and upper floors are estimated to experience a reduction in VSC of between 44-49% from 27 to 15 on the upper floors and 26 to 13 at ground floor level.
329. Officers anticipate similar impacts could occur for the property known as The Queen Anne Public House (126 Aylesbury Road), which sits to the north of the site on the

corner of Dawes Street and Aylesbury Road. This property did not form part of the daylight assessment but officers have considered that effects on occupiers could be of an order that is similar to that stated for 128-130 Dawes Street. No objections were received from either of these properties but the likely effects are estimated to be moderate adverse.

330. The effects result from an increase in the maximum height of development parcel 18 which was reconfigured during the course of the application. Currently there are play areas on the site, and the western bookend of the Northchurch Block which is four storeys. The parameter plans would allow a building of up to 8 storeys that would accommodate a health centre and community facilities. The detailed design of the building is not known but the scheme would allow for a building of greater height than existing.
331. Whilst the impact would be noticeable the potential to successfully minimise these impacts could be dealt with through detailed design by increasing the distance between the proposed and existing buildings or by adjusting its height.

Sunlight

332. Only windows facing 90 degrees of due south were considered for this assessment, in accordance with BRE guidance. Three tests were used to assess the potential sunlight impacts in accordance with BRE Guidance (2011). Across the outline boundary a total of 407 windows were assessed.
333. The first test (25 degree line method) was used to identify where the presence of new buildings that may impact upon sunlight received at existing properties. A total of 204 windows (50%) passed the 25 degree line test meaning the development was assessed as being unlikely to have noticeable effects. A more detailed sunlight assessment was undertaken to calculate the potential effects on the remaining windows within buildings that did not pass the 25 degree test (203).
334. The second test was a more detailed assessment which looked at Annual Probable Sunlight Hours (APSH) and Winter Probable Sunlight Hours (WPSH). BRE guidance states that at least one window to a main living room should receive at least 25% of annual probable sunlight hours and at least 5% of sunlight hours during the winter. If a room has two windows on opposite walls the annual probable sunshine hours can be added together. The majority of windows assessed passed this test (94%). Twelve windows were assessed to not meet the APSH test, but this assessment does not take account of the existing situation in terms of sunlight daylight to those windows which are impacted by the height and massing of existing estate buildings.
335. The third test (Comparison method) considered the existing sunlight situation with the sunlight results of the final completed development. Where sunlight in the completed development is lower than APSH standard, the existing situation was analysed. If the proposed sunlight hours was less than 0.8 times its former value (i.e. more than 20% reduction), occupants of the building are likely to notice the reduction in the amount of sunlight.
336. The results of the analysis show that none of the remaining windows would experience noticeable sunlight impacts.

Overshadowing

337. BRE guidance recommends that for outdoor amenity areas to be adequately sunlit throughout the year at least half of a garden or amenity area should receive at least 2 hours of sunlight on 21 March. The results of the analysis indicate that the all, but one amenity space would continue to achieve good levels of sunlight in the completed development. One amenity space at 101 Mina Road is likely to experience a minor negative effect but this could be mitigated to become a negligible effect through detailed design.

Summary

338. The results of the analysis indicate that good daylight, sunlight can be achieved under this proposal. Daylight and sunlight impacts will be key consideration at the detailed reserved matters stage for adjacent properties near the boundary of the development.

Outlook and Privacy

339. Residential properties face onto the proposed development at several locations and guidance regarding outlook and privacy is set out in the Residential Design Standards SPD. The SPD does not formally define what is meant by 'good' outlook. However it recognises that improvements to outlook can contribute to better internal living conditions. It also advises that new development should achieve a separation distance of 12m at the front of a building and any elevation that fronts on to a highway.
340. Based on the parameter plans this distance can be achieved, however it will be necessary for the detailed design to ensure adequate separation particularly where there is a dramatic change in height between the proposed and existing context. This is a detailed design matter that can be dealt with adequately at reserved matters.

Telecommunications

341. The main effects associated with demolition and construction would be the temporary use of cranes and signal blocking associated with the physical size of the crane(s) and buildings under construction. Signal reflection caused by the metallic structure of the crane(s) or reflective building facades can have potential effects. Not all households on the estate are dependent on terrestrial TV as primary source of TV. A number of properties surrounding the site were observed to have externally mounted satellite TV dishes. Notwithstanding this, by virtue of the low mass of cranes, their effect on television signal is considered likely to be negligible. Any potential effects have been reported to be short term and not long lasting.

Impact of trees

342. Trees

Trees are an attractive part of the existing estate and the retention of existing trees has influenced the layout of the outline application. The AAP makes no specific mention of tree protection or retention but Appendix 6 of the document expects trees to be selected for shade and outlook and biodiversity, and the use of semi-mature species to enhance the environment. London Plan policy 7.5 expects new development to seek opportunities for greening of the urban area and for existing trees of value to be retained and any loss replaced under a 'right tree, right place' approach (London Plan Policy 7.5 - Public realm; and Policy 7.21 – Trees and Woodland). The Core Strategy also seeks to protect trees, and to improve the overall greenness of places recognising that trees make areas more pleasant and attractive (SP11 Open spaces and wildlife) Table X lists the number of trees by category within

the outline site.

Table 26: Aylesbury Estate Trees – grouped by category

Category	No. of Trees: Tamla Tree Survey (2014)
A	1
B	153
C	127 individuals(including 7 groups)
U	134 individuals(including 8 groups)
Total	414

343. The applicant submitted a tree survey dated September 2014, carried out by Tamla Trees which is based on the methodology set out in BS 5837 (Trees in relation to design, demolition and construction). The council's Urban Forester has confirmed that the methodology and assumptions underpinning this survey are sound. The survey details the location, species, size, health and expected lifespan of each tree within the outline development (and separately the FDS). The trees are categorised under the standard classifications for grades, namely:

- Grade A – trees of a high quality and value, which make a substantial contribution to amenity. Usually have an assumed life expectancy of over 40 years;
- Grade B – trees of a moderate quality and value, which make a significant contribution to amenity. Usually have an assumed life expectancy of over 20 years;
- Grade C – trees of a lower quality and value, making an adequate contribution to amenity and with an assumed life expectancy of over 10 years;
- Grade U – the condition of these trees means any existing value would usually be lost within 10 years – these would not be expected to be retained in redevelopments, so would not be a constraint.

344. Table 27 below summarises the proposed tree loss across the outline scheme and demonstrates that the majority of category A and B trees will be retained. These trees are mainly located on Thurlow Street and Albany Road and considered to provide significant amenity value.

Table 27: Retained and removed trees

	Trees retained	Tree removed	Total
Category A	1	0	1
Category B	117	36	153
Category C	22	104	120
Category U	1	133	103
Total	141	273	414

345. Overall it is proposed to remove 273 trees which in numerical terms is significant. However officers are satisfied that the layout of the outline scheme has retained the majority of trees that provide value. Discounting U category trees which would not normally be considered a constraint due to their limited life expectancy, the loss of trees is estimated to equate to a loss of 51.4 metres of stem girth, for which replacement is required where feasible.

Tree replacement and tree planting strategy

346. Five hundred and twenty eight (528) new trees are proposed to be planted within the area covered by the outline application which will be planted within streets, parks, public squares and communal courtyards. When including the 141 existing trees that will be retained, it is estimated that there will be a net gain of 255 trees above the existing tree baseline. However, this calculation does not take account of the projected canopy cover of trees, stem girth or species of new trees which will contribute to the street scene which at the outline stage has not been determined.
347. The proposed strategy is seeking to compensate for the removal of existing healthy trees on a minimum like-for-like basis by providing equivalent new stem girth and tree canopy cover, when projected to a date 15 years after planting. This approach is consistent with planning policy and the council's highways design guidance however, by virtue of the scale of tree replacement it will be challenging to ensure that stem girth and highway canopy cover targets will all be met within the site without compromising other design objectives. Whilst the broad strategy is agreeable, it is recommended that an off-site strategy is secured that can be reviewed which would address any shortfall should the full equivalent tree replacement on site not be better achieved. This will be secured through a tree replacement strategy in the legal agreement that will set out the mechanism for compensation if tree replacement targets are not met. The strategy will be used to review tree replacement on a phase by phase basis.

Protection and enhancement of existing trees

348. The 141 retained trees are located on streets, as key groups and as better quality individuals. During demolition and construction it is proposed to safeguard existing trees using hoardings and root protection techniques to ensure piling does not adversely impact upon the roots of these trees. Detailed root investigation works will be undertaken as part of construction works as well as site monitoring to ensure retained trees are protected throughout demolition and construction phases. A Tree protection and enhancement method statement will need to be provided in accordance with advice given in the arboricultural statement and will be secured by a planning condition.

Ecology

349. There are no statutory designated ecological habitats of international, national or regional significance in or around the site. The estate is a highly urbanised environment, dominated by buildings and hardstanding with amenity grassland, scattered trees and shrubs in associated courtyard areas. Notwithstanding this the following habitats and fauna have been identified as sensitive receptors and potential environmental effects have been assessed.

Receptor	Nature Conservation Value of Receptor	Potential pathways to be considered
Habitats (Non statutory sites) and flora		
Burgess Park (46.25ha)	Borough importance.	<ul style="list-style-type: none"> • Degradation resulting from air quality changes (i.e. dust deposition during construction and operational phase; and • Enhancement resulting from increased habitat

		connectivity
Surrey Square (1.17ha)	Local importance	<ul style="list-style-type: none"> • Degradation resulting from air quality changes (i.e. dust deposition during construction and operational phase; and • Enhancement resulting from increased habitat connectivity
On-site Habitat	Site	Potential impact pathways include enhanced and expanded habitat creation has the potential to have positive effects of greater significance.
Fauna		
Bats	Local	<p>Five species are known to be active over the estate. Potential impact pathways include:</p> <ul style="list-style-type: none"> • Direct loss (mortality and injury) during construction phase • Direct habitat loss (roost destruction) and fragmentation during demolition and construction • Disturbance (noise and light) during the construction and operational phase; and • Habitat creation and future management during the operational phase.
Birds (breeding)	Site	<p>An assemblage of breeding birds likely to be present on site. Potential impact pathways include:</p> <ul style="list-style-type: none"> • Direct loss (mortality and injury) during construction phase • Direct habitat loss (land take) and fragmentation during demolition and construction; and • Habitat creation and future management during the operational phase.
Others species of principal importance (Hedgehog)	Site	<p>Habitat is suitable for hedgehog and this species was thought likely to be present. The following was assessed:</p> <ul style="list-style-type: none"> • Direct loss (mortality and injury) during construction phase • Direct habitat loss (land take) and fragmentation during demolition and construction; and • Habitat creation and future management during the operational phase

Non-statutory sites (Burgess Park and Surrey Square)

350. The demolition of buildings has the potential to be significant source of dust pollution during the construction phase. Due to the phased nature of the development any dust deposition would be temporary, relating to the demolition of individual buildings over the course of redevelopment. In the absence of mitigation, it is anticipated that a relatively narrow band of habitat within Burgess Park and Surrey Square would be

subject to dust deposition sufficient to cause direct, temporary negative effects that are significant at the site level.

Mitigation

351. To minimise the release of dust during demolition and construction phase specific measures will need to be secured as part of the demolition and construction environmental management plan including the restriction of certain activities (i.e. incineration of materials) and management of the location of dust generating activities and methods of these activities (e.g. management and maintenance of plant and management of stockpiles). The above measures will reduce the probability, and extent of effects associated with dust deposition minimising direct temporary negative effects upon Burgess Park and Square to an acceptable level that is of negligible significance.

Bats

352. Several buildings across the estate have been identified as having the potential to support roosting bats or as exhibiting multiple features suitable for transitional/ summer roosts of crevice roosting species. In addition the removal of trees during the demolition and construction phase may impact upon lower flying species of bat (i.e. common pipistrelle) as well as discrete tasks associated with junction installations that may occasionally require night-time working. In the absence of mitigation these activities are likely to have a direct, permanent and temporary negative effect upon the bat population of significance at the local level.

Mitigation

353. The presence of bat roosts cannot be ruled out at the outline stage based on the information submitted with the application. Therefore within one year prior to demolition, where buildings that exhibit features with potential to contain bat roost, a condition will require that they must be surveyed to establish the presence of bat roosts. If roosts are confirmed to be present, mitigation may then be implemented under licence from Natural England; ensuring measures are taken to protect the conservation status of bats. This would comprise the installation of similar roosting opportunities, removal of existing roost features prior to demolition during the seasonal period when roosts are least likely to be occupied, and appropriate methods selected to avoid effects upon individual bats. Whilst demolition and construction of buildings across the estate will result in the temporary net loss of habitat for bats the completed scheme has the potential to create habitats suitable for foraging bats thus minimising the period during which habitat will not be available.

Birds (Breeding)

354. In the absence of mitigation, it is likely that demolition and construction activities during the main breeding season would have direct, permanent and temporary negative effects upon the bird population on estate. The removal of buildings and vegetation will reduce the area of suitable habitat for nesting birds.

Mitigation

355. To avoid direct effects upon birds, works requiring vegetation removal will need to be seasonally timed to avoid the main nesting season and/ or checks completed by a suitably experienced ecologist to confirm the absence of active nests prior to removal. Whilst there will be a temporary net loss of semi-natural habitat area during construction, the phased nature of the development means that there is an opportunity for habitats to be created as early development parcels are delivered which create

nesting opportunities, thus minimising the period during which habitat will not be available. Additional features suitable for nesting birds can be incorporated within new buildings on the estate such as bird boxes/bird bricks. Overall the scheme has the potential to provide a net gain in habitat available to nesting birds and minimise the potential negative effects to a short-term period at the very beginning of the demolition and construction phase.

Other Species of Principal Importance

356. In the absence of mitigation, construction activities have the potential to lead to adverse impacts on Species of Principal Importance such as hedgehog through vegetation clearance required to facilitate the development.

Mitigation

357. Hedgehogs are a mobile species and therefore over the course of the 20 year construction period they could move between locations or expand their range into the site. Management protocols will need to be established and secured by condition to ensure risks to hedgehogs during construction are minimised. However similar to that above, the phased nature of the development means that the possible negative impacts will be limited to the short term at the very beginning of demolition and construction.

Sustainable development implications

Energy centre

358. The AAAP expects all development to connect to an Energy Centre with a central CHP system (AAAP Policy BH6 Energy). The aspiration is for there to be no net growth of carbon emissions from the estate despite an increase in the number of dwellings as new homes are expected to be highly energy efficient.

Zero carbon growth

359. The estate is currently served by a central community heating network which provides heating and hot water to existing dwellings. The existing boilers are in need of replacement owing to their age and general condition and the need to meet more stringent energy standards.
360. The outline scheme is seeking to provide a combined heat and power plant (CHP) which would replace the existing communal system. The CHP plant is expected to reduce carbon emissions by 30% resulting in savings of 1,539 Tonnes of CO₂ per year. The table below compares the carbon emissions of this scheme, the FDS and early phases against the existing estate baseline.

Table 28: Overview of proposed carbon emissions from Aylesbury regeneration

	Carbon Dioxide emissions Tonnes CO₂ per annum (*includes unregulated emissions)
Existing estate baseline	18,400
Early phases	583.1
Detailed application	1,681.2*
Outline Application	5,999*
Total:	8,263.3

Net change against baseline:	- 10,136.7
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361. Based on the analysis above, the combined carbon emissions of the proposed and committed developments would be less than half that generated by the existing estate which demonstrates the new dwellings will be highly energy efficient compared to existing. This is a significant environmental benefit in terms of carbon emissions which is a key consideration in accordance with the AAAP (Policy BH6 Energy).

Location of energy centre

362. AAAP Policy BH6 (Energy) states that the energy supply for the action area should be generated by a CHP plant located immediately to the south of the junction of Inville Road and Thurlow Street. However, discussions at the early design stages of the outline scheme between the applicant and Energy Service Companies indicate that there may be a need to locate the energy centre closer to Burgess Park where the density of residential development is highest. The applicant has explained that a key consideration has been the supply of hot water to residential dwellings – rather than heating which in contemporary buildings is minimised through building fabric. Ongoing discussions indicate there may also be a need for a gas pressure reduction system (PRS) to operate the CHP plant which they anticipated would need to connect to existing mains nearby to Albany Road.
363. The need for the energy centre and pressure reduction system gravitates the location of the energy centre to the southern edge of the site and away from the junction of Thurlow Street and Inville Road. For this reason the applicant is proposing to meet the aspirations for an energy centre at a different location, close to Albany Road on development parcel 4.
364. The rationale for the location of the energy centre in the AAAP was that it would be at a central location within the estate, could utilise existing gas and utilities infrastructure as well as its relatively less sensitive townscape context. The option of locating it close to Albany Road adjacent to Burgess Park was an alternative that would be acceptable provided the energy centre positively contributed to the townscape and park edge; did not result in disruption caused by deliveries of fuel (i.e such as biomass) and would not prohibit connection to the existing and new dwellings at the north of the AAAP area. These are key material considerations in determining the acceptability of the proposed location.
365. At this outline stage, the detailed design and size of the Energy Centre plant are not known. Townscape analysis suggests that, under the minimum and maximum parameters buildings at this part of the site will have a moderate to major visual impact on the existing views of the park and could positively contribute to a coherent sky line to the park. Biomass is not proposed as a fuel for the CHP and so the impact of deliveries in connection with biomass would not preclude the proposed siting of the energy centre at this location. Officers have indicated that it will be necessary for all dwellings to connect to the CHP network, which the applicant is committed to and will form part of a detailed phased energy strategy.
366. Based on the analysis above the energy centre presents an opportunity for future architects to design a building that promotes the sustainability credentials of the scheme and positively contribute towards the local townscape. Subject to detailed design discussions, officers are satisfied that the principle of its location is acceptable and its detailed appearance can be carefully considered as a reserved matter.

Renewables

367. AAAP Policy BH6 (Energy) states that a 20% reduction in carbon emissions should be achieved through the use of renewable technologies. Rooftop photovoltaics will contribute towards a reduction (3%) in carbon emissions at a level that is proportionally similar to levels observed on the detailed application and early phases. Discussions with the applicant suggest it would be difficult to increase the contribution from renewables to carbon emissions reductions to achieve the policy target. Officers recognise this would be challenging taking account of the likely need to provide rooftop amenity spaces particularly for higher density blocks along the park edge where sunlight within ground floor courtyards has been assessed as likely to be limited. Rooftop photovoltaics will therefore need to be balanced with the aspiration to provide good quality amenity spaces for new residents, particularly where those roofs are south facing and will benefit from views across Burgess Park. Careful consideration will be required at the detailed design stage to ensure new development balances the need to maximise the contribution from renewables as well as provide good quality amenity space as these goals need not be mutually exclusive.

Summary

368. The applicant is also employing a 'Be Lean, Be Clean, Be Green' energy strategy. Energy supply for the scheme will be generated by a combined heat and power plant in accordance with AAAP Policy BH6 (Energy) and London Plan Policy 5.2. The contribution of renewables towards carbon reduction will however need to be balanced with the need to provide good quality amenity spaces for south facing roofspaces particularly for high density blocks.

Ground conditions hydro-geology and contamination.

369. The site is underlain by a secondary and principal aquifer and public water mains associated with the existing residential development and preliminary investigations have identified the risks that need mitigation. A range of mitigation measures are set out in the ES that would need to be in place in order to minimise the potential for adverse impacts to construction staff, public water mains on site, the secondary and principal aquifers and nearby occupiers. The Environment Agency are satisfied that these works could take place safely subject to planning conditions which are recommended.

Flood risk and surface water flooding

370. The ES states that the scheme is likely to increase the volume of run-off and impact upon the drainage system. This will require reconfiguration. Mitigation in the form of sustainable urban drainage systems including bio-retention areas, geo-cellular vaults and green roofs will need to be incorporated if the development is to achieve a 50% reduction in run-off rates above existing in accordance with guidance in the Sustainable Design and Construction SPD (2009). Subject to conditions and a site wide drainage strategy officers are satisfied that measures can be put in place that ensure the scheme achieves this standard.

Water resources

371. Following initial investigation, Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Accordingly a condition requiring the submission of details is recommended in accordance with advice from Thames Water.

Archaeology

372. Due to the scale of the Aylesbury Estate it is recommended that a programme of archaeological building recording is undertaken. At the nearby Heygate Estate, a similar type of system building, this was achieved through an examination of historic planning documentation to identify the different types of units, the recording of good examples of different unit types and general recording of the estate together with the identification of the locations of archive material and other background research.
373. It is recommended that a programme of archaeological building recording is applied to this area of the site where a written scheme of investigation can be produced, firstly, to examine documentary evidence for the types and distribution of flat types and secondly to provide for their recording on site. It is recommended that the first stage of recording should be undertaken across the site whilst it is still occupied to provide a record of the use of the buildings, not simply sterile photography.
374. Conditions have been recommended to secure a suitable written scheme of investigation and a timely archaeological report.
375. The Estate lies outside the archaeological priority zones of Southwark although the area covered by the outline there are areas of archaeological interest within development parcels.

Plot 8a and 8b

376. These two development parcels are adjacent to East Street. Records held by the Greater London Historic Environment Record indicate that there is a potential Roman road in this area which runs from Watling Street, the modern Old Kent Road west to a ford across the Thames to Westminster. It is therefore recommended that an archaeological watching brief should be maintained during groundworks in these areas.
377. Conditions have been recommended for a written scheme of investigation for an archaeological watching brief and a timely archaeological report.

Development Parcel 17c

378. This site contains the location of the former St Stephen's Church. Remains of this building are of archaeological interest. It is not assumed that this site contains a burial ground.
379. Within this plot, and in adjacent development parcels, there are likely to be geo-archaeological remains associated with a now lost river, the Earl's Sluice. This river originally rose in Ruskin Park, just off Denmark Hill and flowed to the west of Camberwell Road, crossing under this road and running through the area of the Aylesbury to the north of Albany Road, reaching and crossing the Old Kent Road at a site known as St Thomas a Watering. The river provided an important boundary in Medieval Southwark and due to antiquarian finds on the Old Kent Road, considered important enough for Daniel Defoe to report them in 'A tour through the whole island of Great Britain' it is likely to have been significant in the Roman period. Antiquarian finds reported by Defoe included a Janus head of a statue which was recovered and a second statue head, which was not recovered, together with remains of a stone and brick building built on piles. The junction of the Old Kent Road and the Earl's Sluice remained important through the medieval period as the boundary of Camberwell St Giles Parish and as the point where the Lord Mayor of London traditionally met the

King before escorting the monarch into the city. In the post-medieval period this area was also important as one of the main execution sites in the County of Surrey with a number of notable executions, including protestant martyrs during the reign of Mary.

380. Conditions are recommended for an archaeological evaluation, including geo-archaeological assessment, further archaeological mitigation works and a timely archaeological report.

Development parcels 15a, 15b, 14b and 14a

381. These four development parcels are located on the site of the former St Saviour's Union Workhouse.
382. These development parcels are also likely to contain geo-archaeological remains relating to the river formerly known as the Earl's Sluice that ran east-west to the north of Albany Road.
383. Conditions have been recommended for an archaeological evaluation, including geo-archaeological assessment, further archaeological mitigation works and a timely archaeological report.

Equalities considerations

384. Section 149 of the Equality Act 2010 states that the council must, in the exercise of its functions, have due regard to the need to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
385. An Equalities Impact Assessment was carried out of the as part of the preparation of the AAAP and this assessment has been a material consideration when assessing this proposal.
386. Consideration has been given to the outline application and the proposed programme of the Aylesbury Regeneration project and whether not it will discriminate against any particular individuals or groups. The ES has informed this assessment as well as the supporting documents submitted in connection with this application.
387. The key equalities issues identified in the AAAP EQIA can be summarised as:

Development phasing: In particular the re-housing of existing residents and relocation of other non-residential use and services within the estate. It was concluded that it would be beneficial if the phasing of development minimises the disruption of social groupings and localised communities for existing residents on the estate.

388. The phasing of the outline has been structured to reflect considerations set out in the AAAP and is seeking to:
- Minimise the number of moves for residents;
 - Minimise the number of residents that move off site;

- Allow those residents who move off site to have the right to move back into the estate at a future date should they want to, where possible;
- Provide a range of housing types within each phase including low-rise houses and medium and high-rise flats.
- Protect the health and well-being of existing and new residents by minimising disruption, maintaining security and ensuring that all redeveloped sites adhere to good place making principle during construction;
- Try to keep the community together as much as possible;
- Parcel up sites so that new development will form complete urban blocks to create a higher quality living environment and minimise disruption to the community associated with construction;
- Seek to bring forward as early as possible sites where there is potential for a large uplift in the numbers of new homes provided;
- Provide good access to community facilities throughout the regeneration process by delivering early community facilities and then phasing more facilities, shops and employment space over the course of the redevelopment.

389. The outline scheme is consistent with the phasing the development established in the AAAP and will, provide a range of housing types and tenures aimed at existing Aylesbury tenants and is seeking to provide community facilities early within the development programme to ensure the necessary social infrastructure is in place to support the new neighbourhood. Officers note that a community resource centre has already been delivered on Site 1A and community provision has also been made within the new Michael Faraday School and committed as part of the detailed application. The overall equalities impact is therefore broadly considered likely to be positive across all groups in terms of the approach to the delivering development parcels.

Housing referencing

390. The process by which the housing needs and preferences of each tenant and leaseholder household on the Aylesbury Estate are discussed and assessed.
391. This will remain a key consideration over the lifetime of the regeneration programme and the applicant is working with the council to ensure decisions are fair and will not discriminate against individuals or groups. The applicant has made provision for both existing social rented tenants and leaseholders as part of a rehousing strategy which is supported. The overall equalities impact is therefore broadly considered likely to be positive across all groups and will need to be regularly reviewed as the regeneration programme progresses.
392. Maintaining effective housing management - As parts of the area are being rebuilt there will be a particular need to ensure that public and private services are delivered well to maintain a high quality of life. This will include basic environmental services – including keeping the area clean, ensuring community safety, and enabling community facilities including schools to function well.
393. An effective housing management strategy co-ordinated with a maintenance plan, a comprehensive community safety strategy and a health plan will be required to ensure the key considerations associated with maintaining effective housing management is addressed as the regeneration moves into the redevelopment phase. Strategies will be sought and required to be provided with each phase of redevelopment as the regeneration programme advances. The applicant is committed to regular liaison with

local groups as part of the demolition and construction programme providing regular updates about how the development will impact on local residents and what mitigation will be in place to minimise environmental effects. Arrangements to ensure coordinated and effective area management will be secured as part of the legal agreement which takes account of all groups.

394. Housing/density– Residents are highly diverse in terms of ethnic composition with 67% of them belonging to a minority ethnic group. Around 21% of them are over 60 years of age (compared with 14% across Southwark). There is also a relatively high proportion of lone parent households.
395. Very high standards for all new housing is proposed delivered as part of the outline application. All new homes will be designed to Lifetime Homes Standards and will be flexible enough to meet the changing lifetime needs of residents. This will prevent residents from having to move as their housing requirements change and will help to ensure that a sense of community is maintained amongst a long-term resident population.
396. There will be a range of housing types in each development block and at least 10% of all new homes will be designed to meet the needs of vulnerable groups such as the elderly and disabled including specialized housing schemes, providing appropriate level of support and homes designed for wheelchair users at each phase of the development. New homes will also be tenure blind with no visible difference between affordable and private housing. Both types of tenure will be of the same high standards of design which will help to eliminate discrimination and promote community cohesion and good relations between different groups. The overall equalities impacts are therefore broadly considered likely to be positive across all groups.
397. Transport– Temporary diversions, particularly along Thurlow Street may impact on bus services and routes through the estate which may exacerbate the need for older people, parents and carers to use unsustainable forms of transport, such as the car or equally to become less mobile.
398. Minimising severance and the impact of construction works on the mobility needs of people, in particular disabled people will an important consideration over the regeneration programme. Highways works strategies will be secured as part of the outline application that seek to minimise severance and disruption during construction taking care to avoid circumstances where disabled people find it difficult in accessing convenient and reliable public transport due to poor design and management. This approach will coordinate key infrastructure works that needs to be delivered to support the new neighbourhood.
399. Community Facilities and other socio-economic infrastructure - The increase in population will increase the need for provision of community facilities in the area. A potential shortfall has been identified under the minimum development scenario for community space, retail and employment space and so there will be a need to carefully consider how to accommodate all members of the community within a broader socio-economic population.
400. Mitigation has been identified that will requiredetails to be submitted which set out how community facilities and business space will be targeted and made available to local residents. It will set out how existing and proposed spaces will be used in the interim

over the course of the regeneration programme providing a mechanism that will enable space to be provided for public benefit over the medium and long term that is and can meet a range of uses such as meetings, parties, weddings, exhibitions, arts and cultural events, small scale recreation and sports, training, health related activities and faith based uses.

401. On-going discussions are taking place to relocate existing business within the estate and to provide assistance to find new premises for other uses. The applicant is investigating opportunities to provide small and affordable units for small and start-up businesses and as part of the legal agreement they will be expected to procure a proportion of the necessary goods and services required for the redevelopment from the local area in order to benefit local businesses and residents.

Summary

402. Taking the above into account, officers are satisfied that the proposed scheme will deliver a mixed and balanced community that provides for individuals and groups over the short, medium and long term. The assessment contained within this report is compatible with the council's equalities duties and the proposal will have some beneficial impact on protected groups, the advancement of equality of opportunity and the fostering good relations between persons who share a relevant protected characteristic and persons who do not share it.

Planning obligations (S.106 undertaking or agreement)

403. Saved Policy 2.5 of the Southwark Plan and Policy 8.2 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 of the Southwark Plan is reinforced by the recently adopted Section 106 Planning Obligations 2015SPD, which sets out in detail the type of development that qualifies for planning obligations. Strategic Policy 14 – Implementation and delivery of the Core Strategy states that planning obligations will be sought to reduce or mitigate the impact of developments The NPPF echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development
404. Following the adoption of Southwark's Community Infrastructure Levy (SCIL) on 1 April 2015, much of the historical toolkit obligations such as Education and Strategic Transport have been replaced by SCIL. The Infrastructure Tariff identified in the Aylesbury Area Action Plan, is also replaced by SCIL and the where appropriate the remaining S106. Only defined site specific mitigation that meets the tests in Regulation 122 can be given weight.
405. After detailed evaluation, the following table sets out the required site specific mitigation and the applicant's position with regard to each point. They are estimates based on the illustrative masterplan (maximum scenario).

Planning Obligation	Mitigation	Applicant position
Employment in the development	Up to £3.73 million (indexed), if 2,500 sq. m (GIA) B1 floor space requirement not delivered on site. Up to 3.1 million would be used to provide new or refurbished workspace on East	Agreed

		Street, Old Kent Road or Walworth Road with the remainder used to provide employment support in connection with this space.	
Employment during construction		<p>Minimum of 21 unemployed Borough residents into sustainable employment per year for at least six months at an average of 41 people per year.</p> <p>An average of 18 per people per year completing apprenticeships or equivalent traineeships at National Vocational Qualification (NVQ) Level 2, Advanced Apprenticeships (NVQ Level 3 or 4) and the opportunity to enrol on Foundation Degree Programme.</p> <p>Pre- and post employment training at an average of 25 people per year as well as financial support for up to 100 Borough residents per year to attain jobs.</p>	Agreed
Child play equipment		2 on site MUGAs, 10 on site public play spaces £737,786 indexed towards 5 -12+ year play in Burgess Park	Agreed
Transport site specific		Delivery of the Southwark Spine on Thurlow Street and its junction with Albany Road and East Street. The provision of improved footways, cycle signage and temporary and finished road surfacing on Portland Street, Dawes Street, East Street, Alvey Street, Bagshot Street, Albany Road and Thurlow Street. Temporary cycle safety measures and cycle routes through the development to north, south, east and west.	Agreed
Transport for London		New Bus stops on Thurlow Street and pooled contribution towards bus stop upgrade requirements on Thurlow Street and Albany Road.£3.75m (indexed) towards increased buses on the 42,100, 136, 343 with run through the estate. Further contribution of £35,000 (indexed) for six 'Legible London' signs.	Under discussion with TfL. To be resolved at Stage II referral.
Public Realm		The outline proposal includes 10 publically accessible open spaces; Street Gardens on Thurlow Street and Albany Road, Two Civic Squares and associated landscaping equipped playspace and infrastructure; community gardens.	Agreed
Archaeology		£39,116 (indexed) towards monitoring of archaeological works.	Agreed
Health		The development will deliver a new health centre on the Aylesbury Estate to mitigate the	Agreed

	impacts of the development with a contribution from other sources of funding. Limits on occupation of the development will be controlled by ensuring delivery of the health centre.	
Cycle Hire	Provision of 2 stations with up to 30 docking bays. £200,000 (indexed) to cover the cost of delivery and maintenance.	Agreed
Car Club	Provision of between 10 to 13 car club bays and 3 years membership for each eligible resident.	Agreed
Trees	Full provision made on site. Further mitigation in the form of a contribution where targets are not met on a phase by phase basis. Where tree replacement targets are not met then a payment of £XX per tree for new trees in Burgess Park, Surrey Square and Faraday Gardens or other spaces to be agreed.	TBC
Community facilities	A financial contribution of £583,570 (indexed), if less than 1,150 sq.m (GIA) of early education and childspace is delivered and less than 500 square metres of flexible community space. The contribution would be used to provide new or refurbished community space or pre-school facilities in Faraday Ward.	Agreed
Administration charge (2%)	£15,538.04. This figure is indicative. A higher sum will arise if the employment or community space is not delivered.	Agreed.

S106 provisions

406. The S106 Agreement will also secure the affordable housing as well as the standard of fit out and marketing period for the wheelchair accessible homes and an Estate Management Plan. The contributions and in lieu works detailed in the table above will also be secured under the S106 Agreement alongside any S.278 Highways works and amendments to the traffic management order. The Parking Delivery Plan will be included as an obligation within the S106 and will need to be formally approved by the council.
407. In the event that an agreement has not been completed by 31 July 2015, the Committee is asked to authorise the Head of Development Management to refuse permission, if appropriate, for the following reason:
408. In the absence of a signed Section 106 Agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on affordable housing, public realm, health, affordable housing, the transport network, community facilities or employment and the proposal would therefore be contrary to AAAP Policy D2 'Infrastructure funding', Saved Policy 2.5 'Planning Obligations' of the Southwark Plan and Policy 14 - 'Implementation and delivery' of the Southwark Core Strategy, the Southwark Supplementary Planning Document 'Section 106 Planning Obligations' 2015, and Policy 8.2 Planning obligations of the London Plan.'

Community Infrastructure Levy (CIL)

409. S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL is a material “local financial consideration” in planning decisions. The requirement for Mayoral and Southwark CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker.
410. Southwark CIL (SCIL) in this location has a residential rate of £50 per square metre, £125 for retail and zero for other proposed uses. SCIL is to be used for infrastructure that supports growth with a Southwark commitment to spend at least 25% locally.
411. Based on a maximum of 262,381 sq. m (GIA) residential and a maximum of 2,500 retail (A1, A3, A4) the estimated SCIL charge is £13,422,841.25. This estimate does not take account floorspace which may be exempt under the regulations and could reduce SCIL to £3,570,100. The final sum will be dependant on floorspace and agreed at reserved matters stage.

Mayoral Community Infrastructure Levy

412. In accordance with London Plan Policy 8.3 the Mayoral Community Infrastructure Levy (MCIL) came into effect on 1 April 2012. All new developments that create 100sq.m or more additional floorspace are liable to pay the Mayoral CIL which is charged at £35 per square metre (indexed at current £40.02 per sq.m). Based on a maximum total floorspace of 272,594 sqm it is estimated that the MCIL charge for this development is £10, 909,211.88 and could reduce MCIL to £2,832,175.38. The final sum will be dependant on floorspace and agreed at reserved matters stage.

Conclusion on planning issues

413. The outline application scheme, following on from the FDS proposal, will transform the Aylesbury Estate. The fundamental failings of the estate design, with its monolithic blocks and poor pedestrian environment, the limited range of housing types and lack of integration with the surrounding area, meant that refurbishment could never secure an acceptable long term sustainable future for the area. The AAAP aims to create a mixed tenure area, with a range of good quality housing types, open spaces and community and work spaces, all clearly linked into the surrounding streets: a neighbourhood rather than an estate.
414. The adopted AAAP is the key planning policy document for the area and has very significant weight in determining applications. Any application which complies with the AAAP, and provides a sustainable form of development, would under the NPPF be presumed to be acceptable, unless any significant adverse effects of the proposal were identified.
415. The Outline application would deliver up to 2745 new homes, as well as employment, community, health and retail floorspace, all based on a network of new or improved streets. Due to the outline nature of the application, for a scheme to be delivered over an 18 year period, it is appropriate that the proposal incorporates flexibility to respond to changing circumstances and demands. The Development Specification therefore includes ‘minimum’ and ‘maximum’ scenarios for residential and non-residential floorspace. The illustrative masterplan demonstrates that the maximum scenario is not an unrealistic prospect, subject to detailed design, and either scenario could

incorporate a good range of housing types and sizes, as well as supporting infrastructure such as corner shops and space for small and medium sized businesses.

416. The layout provides a clear structure, with a grid of streets onto which the new dwellings face. This allows for good permeability, and a safe and legible pedestrian and cycling environment. The layout is less rigid than that shown in the AAAP, and this would create more interesting streets, with changing views, and the off-set junctions would deter rat-running traffic. The new streets link well into the surrounding area, easing movement into and through the area. A clear hierarchy of streets has been created, reflecting the scale and density of development and the role of the street in terms of vehicle and pedestrian movement. The plot layout has been designed to safeguard the public transport route along Thurlow Street, as well as the Southwark north-south cycle spine, as set out in the draft Cycling Strategy. The design for the cycle spine has not yet been formalised, and would need to be subject to consultation, and this will be led by the council. The parameter plans allow for sufficient space between building plots to accommodate a range of options, including cycle segregation, and the developer has committed to delivery as part of the masterplan. Detailed design of the route by the developer at this stage would be premature, and could exclude options coming forward through consultation. It is acceptable that the plans give flexibility for a range of options to be considered, which also take into account the desire to retain trees, to ensure safe and attractive routes for pedestrians, and convenient access for buses.
417. The submitted Design Code establishes a series of distinct character areas, reinforcing the transformation of the area from a singular estate to a series of distinct areas within the new neighbourhood. These character areas respond to the nature of the surrounding townscape, and the scale and character of the streets onto which they face. Albany Road is described as a Park road, defining the edge of Burgess Park. Thurlow Street is the 'High Street', a focus for community activities, and commercial uses, with the public transport corridor and cycle spine. Other areas are more modest in scale, and are predominately residential, linked by the Community Spine.
418. The application does not include the two 'Green Fingers' shown in the AAAP. Instead, the masterplan includes a series of parks and open spaces distributed through the new neighbourhood. These provide the play and community functions anticipated for the Green Fingers, but could each have a more differentiated character, and act as the focal point for their local community. The traffic calmed and tree lined streets would provide the attractive routes to and from Burgess Park envisaged for the Green Fingers. Overall, this deviation from Policy PL1 of the AAAP is positive in terms of the total open space provision, and would adequately address the wider objectives in the AAAP in terms of open space and movement.
419. The distribution of heights and density of buildings reinforces the character areas, with the taller building generally located on Albany Road and to a lesser extent Thurlow Street, and the lower density townhouse blocks closer to the edges of the estate closer to the Liverpool Grove Conservation area. This complies with the requirements of policy BH2 'Density and distribution of homes', and the overall density is below the maximum set out in the AAAP.
420. AAAP policy PL4 'Building heights' expects buildings along Albany Road, Thurlow Street and their hinterlands to be mostly between 7 and 10 storeys, with two local

landmark buildings of 10-15 storeys, and one district landmark, of 15-20 storeys, this on the corner of Albany Road and Thurlow Street. The parameter plans show a larger number of tall buildings: three at 15-20 storeys along Albany Road, and four at 10-15 storeys on Thurlow Street and Albany Road. The impact on this additional height in terms of local views has been tested using the maximum envelope achievable under the parameter plans. This shows that the tall buildings, carefully located to identify key junctions and focal points, could have a positive impact on the skyline, aiding legibility and creating a distinctive silhouette. Subject to high quality design, based on the requirements of the AAAP and the Design Code, these tall buildings would add to the character of the new neighbourhood. As such, the distribution of building heights, and the number, height, and design quality of the tall buildings is considered to be acceptable notwithstanding the deviation from policy PL4.

421. The illustrative masterplan shows a mix of towers, perimeter blocks and terraces of houses, which directly face the new streets. The 'plot extents' plan and Design Code show that the entirety of the buildings, including all front gardens and balconies, would be included within the development parcels, leaving sufficient space between the plots for generous tree-lined streets. The layout and design of the FDS illustrates the quality of housing, and quality of street design, which could be achieved across the masterplan.
422. The development is capable of providing a wide range of housing types and sizes. The final mix will be determined with the submission of each reserved matters application, but the illustrative masterplan demonstrates the range of housing types which the masterplan can supply. Although the Development Specification sets out the minimum threshold for unit sizes, consistent with AAAP policy BH4 'Size of Homes' the illustrative plans does indicated that, even at a maximum 2745 units, an enhanced number of very large units could be achieved. A Housing Delivery Plan would be secured to secure delivery of a mix of housing types throughout the phases of delivery.
423. The AAAP recognises that the delivery of high quality homes, including affordable homes, is a key objective of the estate regeneration. It requires 50% of the new housing to be affordable. The Outline application will follow delivery of Phase 1 (consisting of Phase 1A, Site 7, and the FDS application), and the delivery of affordable housing will take into account the provision across the entirety of the redevelopment. The developer has committed to there being no net loss of affordable housing overall (as measured in habitable rooms), and that 50% of the new affordable housing (again in terms of habitable rooms) will be affordable. Of the affordable housing on the outline site, 75% would be social rented and 25% intermediate. The amount and mix of affordable housing complies with AAAP policy BH3 'Tenure Mix', and the GLA have indicated that they are satisfied that this is the maximum amount of affordable housing that the scheme could support. The affordable housing would be built to the required larger floor areas, and include private amenity space and flexible floor layouts. The FDS has demonstrated the commitment to deliver a genuinely integrated and tenure blind development. The quality of the affordable homes will be significantly higher than the existing flats, easier to heat and to maintain, and with high quality communal space. This, together with the affordability assured by the social rent tenure, is a major benefit of this redevelopment. The objections to the principle of redevelopment, and the concern about lack of affordability, are noted. However, the amount and tenure of affordable housing are consistent with the AAAP, which as an up to date policy document holds considerable weight in determining this application.

The AAAP recognised that the fundamental shortcomings of the estate, in terms of layout and design, could not be overcome through refurbishment, and that redevelopment offered the best opportunity to create a truly sustainable future for the area and its residents.

424. The parameter plans indicate that some blocks could include undercroft or basement car parking, but many would be reliant on on-street parking within the new streets. The total amount of parking will not exceed the 0.4 spaces per unit adopted as a maximum on the AAAP. It will be important that the new streets do not feel dominated by parked cars, and that pedestrian and cycle movement and safety are prioritised. The availability of parking permits for the on street spaces will need to be managed to avoid parking stress, and it is recommended that a new Aylesbury CPZ be designated to avoid overspill parking impacting on nearby streets. Car club bays have been incorporated to offer an alternative to private car ownership, which can reduce pressure on on-street parking. The Development Specification sets out the provision of cycle parking across the site, but detailed design for the cycle storage will need to be submitted with each reserved matter. The application is considered to meet the requirements of AAAP Policy TP3, and the expectations in Appendix 6 relating to design.
425. The development would necessitate the loss of a number of trees; whilst none are subject to Tree Preservation Orders, a number do have amenity value, including 1 Grade A specimen. The masterplan was designed to retain key trees and groups of trees including those on prominent street frontages such as Thurlow Street and Albany Road, which offer the greatest visual amenity. Retention of a greater number of trees would preclude the creation of a clear network of streets with well defined frontages. On balance, the scheme is considered to maximise the possible tree retention, and design changes were made to retain additional trees, although the impact of trees will need to be further examined with each reserved matters application. The indicative tree planting strategy includes trees on streets and in new parks and open spaces, and trees will be selected for their biodiversity value and year round interest, and include native species. The intention is to ensure full tree replacement, in line with London Plan policy 7.21 'Trees and Woodlands', but if at the detailed design stage this is not practicable, additional tree planting will be required nearby in Burgess Park, or other local open spaces. These new trees, selected on 'right tree, right place' principles, would mature with the new neighbourhood, adding to the overall sustainability of the development.
426. The CIL and s106 contributions would support the infrastructure needs of the development. These are in line with the expectations in the AAAP, updated in line with more recent legislation and policy. The development will deliver a hub of new community facilities at Aylesbury Square, including a large new health centre, meeting the infrastructure needs of the new population.
427. The development is expected to achieve the no carbon growth aspiration of the AAAP, and the higher design specification for the new homes will reduce their energy use. The outline scheme would include a single CHP energy centre, and although its location is at variance with the Policy BH6 of the AAAP, the justification for the relation is accepted to be appropriate.
428. The ES identified no significant adverse impacts which could not be mitigated through detailed design or conditions. The development would not harm the amenities of

neighbouring occupiers in terms of daylight or privacy, and would protect and enhance the setting of nearby heritage assets. The detailed impacts will be further assessed at the reserved matters stage for each parcel, when the final form of each building is known.

429. In conclusion, the scheme is considered to be a positive response to the AAAP objectives and will provide a range of types and sizes of new homes to expand housing choice. The development provides full replacement for all existing affordable housing, measured by habitable rooms, and the new affordable housing will include a much higher proportion of larger family units, including houses with gardens. 50% of the new housing will be affordable, and the majority of this (75%) is social rented, making the homes genuinely affordable. The balance, of intermediate tenures, affordable housing, widens local housing choice, catering those aspiring to home ownership or perhaps leaseholders wishing to remain in the area.
430. The scheme provides a sustainable form of development, in line with NPPF, increasing the density on a brown field site as part of a plan-led regeneration programme. It is therefore recommended that planning permission be granted, subject to conditions, and the mitigation provided through the s106 agreement.

Community impact statement

431. 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.
432. A Statement of Community Involvement was submitted which details the consultation carried out by the application. A series of community engagement events that took place to inform the development of the proposal which commenced in March 2014. Over 30 meetings were held with residents and local stakeholders to discuss the plan and identify issues including how to best engage groups and representatives in the local area. Excursions were arranged for local residents to visit examples of other housing schemes developed and managed by the applicant as well as Public exhibitions held at Thurlow Lodge and the Southwark Resource Centre.
433. Local groups were approached to take part in discussions including Friends of Burgess Park, Southwark Living Streets, the Creation Trust, Michael Faraday School, Walworth Academy the Aylesbury Medical Centre, Tykes Corner Parent and Toddler Group, Southwark Cyclists, East Street Traders, Cooltan Arts. A range of methods were used to consult these groups and individuals including public exhibitions, 1-21 meetings, Pop-ups, design workshops and presentations providing opportunities for feedback to be given that would inform the design development of the outline proposal as well as help locals understand the planning process.
434. An overview of consultation carried out between March 2014 and August 2014 is provided below:

Consultation event	Number of events	Total attendance
NHH development visits	2	28
Pop ups	5	100+

Public exhibitions	4	368
Public workshops	3	36
Public presentations	2	30
Outreach/Education	5	170
Total	21	732+

435. An overview of feedback from consultation and publicity is summarised below:

Consultation tool	Number of comments
Canvas Cards	72
Feedback forms	77
Quick comment cards	80
Interactive board comments	30+
Total	250+

436. Among key comments is the aspiration for the proposal to improve connections between Burgess Park and the redeveloped estate for cyclists as well as making provision for good quality open spaces and youth facilities. It was also raised that there is a need for a community centre/hub to replace Thurlow Street, to keep trees, deliver family homes and commemorate the history of the estate past present and future.

437. Comments were pre-dominantly positive and support was given to the vision for the area and evolution of the masterplan. However, concerns were also raised about gentrification and people being priced out of the area as well as the need for the project to minimise the impact of new buildings on the surrounding areas. Feedback from these events has informed the design development of the masterplan application

438. The report concludes that the applicant will continue to consult and engage with the local community through the regeneration programme. The statement sets out that they are continuing to work with schools and young people, local residents, the Creation Trust and other community organisations to deliver involvement and positive dialogue around planning, design and the regeneration of future phases.

439. Post-submission of the proposal to the planning authority, the applicant has hosted a series of consultation events where residents could find more about the application and see the final plans. Documents were also made available by appointment at Taplow House within the Estate during December (first round of consultation) and over the course of March (re-consultation).

Design Review Panel

440. The design of the outline has also been informed by a series of workshops with Southwark Design Review Panel. The workshops concentrated on early architectural proposals for the detailed planning application and the feedback used to inform the development of the parameter plans and Design Code. The Panel noted that there were many aspects that may benefit from being addressed on the parameter plans or Design Code. This included:

- Roof gardens to Towers
- Brick/cladding strategy for each phase
- Articulation intentions of the facades (formality/symmetry/ordering)
- Encourage use of patterns and decoration – provided they have meaning

- Stepping up locally to respond to a place or pick up a view
- Deeper facades on taller buildings – a proportionate approach to façade depth
- The concept of a ‘family’ of buildings in a phase
- Giving Burgess Park a sense of enclosure – allowing it to expand across Albany Road
- Double-height entrances, particularly for larger buildings/blocks
- Maisonettes around the perimeter of blocks
- Proportionality and order – blocks having an order that relates to their scale
- Set a target for dual aspect across the Masterplan

441. The Panel considered that the site represented an opportunity to create well designed and generous spaces and good quality accommodation for future occupiers in a desirable location and a well considered piece of the city. They challenged the designers to review the proposal so that they get a better understanding of the local context and invited amendment to the scheme to address their concerns.

Informal Presentations to Members

442. Planning Committee and local ward members were offered an informal presentation by the applicant. The first presentation took place on 17 September 2014 and was attended by Cllr Nick Dolezal, Cllr Darren Merrill, Cllr Maisie Anderson, Cllr Martin Seaton, Cllr Adele Morris, Cllr Paul Fleming and Cllr Sarah King.

443. A follow up presentation took place on 11 February 2015 and attended by Cllr Nick Dolezal, Cllr Adele Morris, Cllr Dan Garfield, Cllr Sarah King and Cllr Michael Mitchell.

444. The impact on local people and groups likely to be affected by the proposal is set out in this report.

Consultations

445. Formal consultation on the application was carried out by press notice, site notice and individual letters. Letters notifying neighbours of the application was sent to all properties on the Aylesbury Estate and within 150 metres of the Estate Boundary. Including properties facing on front Burgess Park on its southern edge. Approximately, 6,000 letters were sent by post for each consultation. 20 site notices were erected around the boundary of the site. Consultation was carried out jointly with the detailed application (FDS) and therefore many of the comments received related to both proposals. A list of all consultees can be made available upon request.

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

Consultation replies

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

Summary of neighbour consultation responses

448. 139 letters and comments were received in response to public notices. The majority of comments were received following re-consultation which commenced on March 2 2015. Of the responses received 34 originated from residents and local groups in and around the Aylesbury estate with a further 48 responses from further a field within the

borough. 40 were received from outside the borough and the UK and one response was received from Italy. Sixteen people did not leave an address or opted for their address not to be disclosed within this report.

449. The responses can be summarised as:
 Support (4 Letters)
 Comment (2 Letters)
 Objection (133 Letters)

Demolition versus refurbishment

450. Various objections have cited concern regarding the decision to demolish and redevelop the estate as opposed to refurbishing the existing fabric. The main points of these objections are summarised and addressed below;
451. There is no justification for the demolition of the estate.
Response—Structural surveys have highlighted the extent of works needed to the existing fabric of the estate and it was concluded that the cost of refurbishing the estate to an acceptable standard would be prohibitive. Work to the individual blocks could not overcome the fundamental shortcomings of the layout of the estate, with its lack of active frontages, confusing and difficult pedestrian routes, and hostile architecture, and would limit opportunities for inward investment to support the regeneration.
452. Refurbishment of the estate would be a more sustainable option than demolition.
Response – Refurbishment of the Estate to a suitable level would have been prohibitively expensive and would not overcome the inherent design and efficiency shortcomings of the existing fabric. Redevelopment to provide well designed, safe, secure and energy efficient homes is considered a more sustainable approach for the long term.
453. The applicant has failed to provide supporting information to demonstrate the main alternatives studied by the applicant and an indication of the main reasons for the choice made, taking into account environmental effects;
Response – The principle of demolition and comprehensive redevelopment is established by the AAAP.

Re-provision of housing and affordable housing

454. The main points of the objections to have been summarised and addressed below. Further information on this topic can be found in the housing sections in the main body of the report.
455. There is a lack of clarity on the tenure of new homes.
Response – Three tenures are proposed under the outline proposal. Social rent, intermediate and private.
456. The scheme would result in the net loss of affordable housing and a net loss of social Rented housing
Response – The applicant has committed to delivering not net loss of affordable housing. Details are provided in the affordable housing re-provision section of this report.
457. There is a concern that the social rented housing will be become Affordable Rent

housing.

Response – The applicant has clarified that the target rent dwellings referred to in planning documentation are social rent in tenure.

458. The scheme is contrary to London Plan Policy 3.8 as it fails to provide a genuine choice of homes that people can afford.

Response – A range of tenures will be provided including social rent, intermediate and private tenures.

459. Affordable homes are unlikely to be affordable when rents are proposed at 80% of Market Rent.

Response – No affordable rent is proposed as part of the outline application.

Quality of accommodation, design and open spaces

460. Further detail on these issues can be found within the relevant sections in the main body of the report. The main points of objection on these topics are:

461. The proposal will result in the net loss of open space.

Response – Whilst there will be the loss of open space compared with the existing housing baseline, the proposed space will be of a much better quality.

462. The scheme is contrary to London Plan Policy 7.1

Response – The outline proposal is seeking to provide community facilities, places of work streets, neighbourhood and parks that will meet the needs of the community. The facilities will be accessible and foster interaction by virtue of the layout of the new neighbourhood compared to existing. New dwellings will be built to lifetime homes.

463. There is insufficient play space and recreation space for 12+

Response – The outline proposal is seeking to provide on-site playspace for all age groups. However it is recognised that it may be appropriate to provide some facilities off-site as well as there being a need for the proposal to contribute towards the more intense use of Burgess Park.

464. Lack of clarity on dwelling size standards.

Response – The proposed size of dwellings will be in accordance with the London Plan, the AAAP. South East London Wheelchair Housing Design Guidance Standards will apply for wheelchair accessible dwellings. In terms of private accommodation (and some types of intermediate accommodation) the minimum space standards given in the AAAP have since been overtaken by the more recently adopted borough-wide Residential design standards SPD. These more recent standards will apply.

465. Inadequate daylight in courtyards and private gardens.

Response – Achieving compliant sunlight levels within the private and communal amenity spaces for high density blocks will be challenging. The outline proposal is capable of providing well lit amenity space. This will need to be carefully considered at the reserved matters stage.

466. The private and intermediate dwellings have less generous floorspace than the affordable dwellings and this is discrimination.

Response – The AAAP sets different minimum flat sizes for social rented, intermediate and private flats. It states that the existing flats were built to 'Parker Morris' floorspace, plus an additional 10%. Following consultation with existing residents, it

was decided that the rented flats should be built to similar large dimensions, and that intermediate flats should also have enhanced floor areas. In terms of private accommodation (and some types of intermediate accommodation) the minimum space standards given in the AAAP have since been overtaken by the more recently adopted borough-wide Residential design standards SPD.

467. There is no parking allocated to visitors and no parking management plan.
Response – A new Controlled Parking Zone will be created and permits agreed as part of a Parking Delivery Plan.

468. No provision made for segregated cycle highway
Response – The applicant has revised the parameter plans to make allowance for a segregated cycle super highway along Thurlow Street.

Other points raised:

469. A number of objectors have indicated that they do not believe adequate provision has been made for leaseholders.

Response – The applicant has made some provision for leaseholders as part of the development.

470. Various responses offered comments on the planning application as opposed to points of objection or support and these are summarised below;

- The scheme should provide expressive architecture especially in the towers
- The design of buildings and materials should not be too repetitive
- Provision should be made for a places of religious worship as they provide vital emotional and spiritual services to the community
- The scheme should provide segregated cycle lanes
- Burgess park could be dominated by tall buildings impacting on visual amenity
- There should be a bus route along Albany Road linking Thurlow Street and Old Kent Road
- Barclays Bikes should be provided in the new development
- Traffic calming measures on Albany Road should be implemented to ensure vehicles travel no faster than 20mph
- Burgess Park Railings should not be removed from the park on Albany Road
- Adequate physical and social infrastructure should be in place for the new population (including energy, water, sewage, schools, doctors surgeries and hospitals)
- A high proportion of council and affordable housing should be provided to allow current residents to remain on the estate to retain local identity
- Little detail has been provided on how the proposed community space will be managed or used
- Inclusion of open spaces, cycle parking and community facilities is essential

471. The main points of support are outlined below;

- The buildings are not in a good condition and do not provide sufficient heating
- Regeneration is a positive thing for the area
- The current estate is unsightly and intimidating with a poor standard of housing
- The regeneration will bring a visual and atmospheric boost to the area
- Housing will be improved
- The site is in a prime location with excellent public transport links and extra housing will be easily absorbed into the area

- New healthy homes are needed as current homes suffer from mould, inside and out

Human rights implications

472. 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.
473. This application has the legitimate aim of providing new high quality homes, affordable housing, community uses, commercial and retail uses, new streets and open spaces as part of the Aylesbury Estate regeneration. 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/H1059 Application file: 14/AP/3844 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 5461 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Daniel Davies, Senior Planning Officer	
Version	Final	
Dated	14 April 2015	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Finance & Corporate Services	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Community Services	No	No
Director of regeneration	No	No
Date final report sent to Constitutional Team		14 April 2015

APPENDIX 1**Consultation undertaken**

Site notice date: 1 December 2014 and 2 March 2015

Press notice date: 4 December 2014 and April March 2015

Case officer site visit date: 1 December 2014 and 2 March 2015

Neighbour consultation letters sent: 28 November 2014 and 27 February 2015

Internal services consulted:

Ecology Officer
Economic Development Team
Environmental Protection Team
Flood and Drainage Team
Highway Development Management
Housing Regeneration Initiatives
Waste Management

Statutory and non-statutory organisations consulted:

EDF Energy
English Heritage
Environment Agency
Greater London Authority
London Fire & Emergency Planning Authority
London Underground Limited
Metropolitan Police Service (Designing out Crime)
Thames Water - Development Planning
Transport for London

Neighbour and local groups consulted:

APPENDIX 2

**Consultation responses received
Statutory and non-statutory organisations**

Greater London Authority (including Transport for London comments) -Support with comments

London Plan policies on housing, urban design, inclusive access, sustainable development and transport are relevant to this application. Whilst the scheme is strongly supported in principle, the net loss of affordable housing does not comply with the London Plan. A summary of strategic issues in this case is set out below:

Housing: The proposed estate regeneration would deliver a step change in housing quality, support mixed and balanced communities, and appropriately prioritise family sized housing as part of a well-considered illustrative residential schedule. However, the net loss of affordable housing does not comply with London Plan Policy 3.14. Given the scale, ambition and complexity of the regeneration scheme, the difficulties of achieving a like for like replacement of affordable housing are appreciated. Nevertheless, given the current position with respect to Policy 3.14, the applicant should address the points below prior to the Mayor's decision making stage:

Having regard to advice in the 'maximum reasonable amount of affordable housing' section of this report the applicant should provide a financial viability statement demonstrating that the scheme is maximising the provision of affordable housing as far as reasonably possible. GLA officers encourage Southwark Council to consider securing an upwards only affordable housing review mechanism as part of any future section 106 agreement.

The applicant (working in conjunction with Colleagues at Southwark Council) should set out the key principles of the estate decant strategy –including whether existing residents would have the option to return to redeveloped phases of the estate in future. (GLA officers also seek discussions with council colleagues to explore how the proposed net loss of affordable units would fit within the context of Southwark Council's wider housing programme, and affordable housing pipeline.

Urban design: The design of the outline masterplan draws on the core design principles of the Aylesbury AAAP, and the proposed spatial strategy for the scheme is broadly supported in accordance with London Plan Policy 7.1. Nevertheless, GLA officers seek further discussion with respect to a north-south masterplan report west of Thurlow Street.

Inclusive access: The proposed response to access and inclusion within the outline masterplan is broadly supported in line with London Plan Policy 7.2

Sustainable development: Subject to a number of clarifications the proposed energy strategy is supported in accordance with the London Plan Policy 5.2. The council is encouraged to secure details of landscaping, tree planting and sustainable urban drainage by way of panning condition in line with London Plan policies 5.10, 5.11, 5.13 and 7.21.

Transport: Whilst the outline application is broadly acceptable in strategic terms, issues with respect to car and cycle parking; Cycle Hire; highway and public transport impacts, public realm, cycling and walking; way-finding; and travel plan, deliveries and servicing plan and construction logistics plan need to be resolved to ensure accordance with

London Plan policies 6.3, 6.7, 6.9, 6.13, and 6.14.

English Heritage -Support with comments

English Heritage has been aware of these emerging proposals for the Aylesbury Estate for some time, and recently provided comments on the scheme at scoping stage (our ref: PA00321234, 9 May 2014). We advised then that the development, which seeks an increase in height from the existing 14 storeys of the Aylesbury Estate to a maximum of 20 storeys, has the potential to impact on the setting of a wide range of designated heritage assets. These include Grade I listed Church of St Peter, various Grade II listed buildings within Burgess Park, as well as a number of conservation areas such as Liverpool Grove, Addington Square, Sutherland Square and Grosvenor Park.

On the basis of the information provided in the submitted Townscape, Built Heritage & Visual Impact Assessment, we are satisfied that the proposed development would not have a significant impact on the setting of these or any other designation heritage assets in the vicinity, particularly given the range of existing building heights in the wider area. We also recognise that the demolition of the slab blocks of the Aylesbury Estates provides opportunity for enhanced views from various heritage assets.

Notwithstanding the above comments, we recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request. Please note that this response relates to historic building and historic area matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

Environment Agency - Support with comments

We have no objection to the planning application as submitted, subject to the attached conditions being imposed on any planning permission granted. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the planning application.

Condition 1

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to, and approved in writing by, the Local Planning Authority:

- 1) a site investigation scheme, based on the submitted geo-environmental and geotechnical preliminary risk assessment by WSP UK Ltd (dated 22 September 2014 with reference 50600304), to provide information for a detailed assessment of the risk to all receptors which may be affected, including those off site;
 - 2) the results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
 - 3) a verification plan providing details of the data which will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
- Any changes to these components require the express consent of the Local Planning

Authority. The scheme shall be implemented as approved.

Reason

For the protection of controlled waters. The site is located over a Secondary Aquifer and it is understood that the site may be affected by historic contamination.

Condition 2

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason

There is always the potential for unexpected contamination to be identified during groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to controlled waters.

Condition 3

Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the Local Planning Authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason

Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

Condition 4

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into contaminated sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to controlled waters.

Condition 5

Whilst the principles and installation of Sustainable Drainage Systems (SuDS) are to be

encouraged, no infiltration of surface water drainage in to the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details..

Reason

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil or made ground which could ultimately cause pollution of groundwater

Natural England – Support with comments

We have considered the contents of the documents submitted to us concerning the outline planning application for the redevelopment of the site and have the following comments to make:

Provision of high quality publicly accessible green and open spaces

We are pleased to note that there are references to open spaces and green links in the Design and Access Statement relating to the outline planning permission application. The National Planning Policy Framework (NPPF) states at paragraph 114 that:

“Local planning authorities should ... set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure”.

The NPPF also states at paragraph 117 that local authorities should plan for green infrastructure and:

“ ... promote mixed use developments and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production)”.

We recommend that as much provision is made as possible within the Aylesbury Estate for networks of green spaces, as despite the proximity of the Estate to Burgess Park, it will still benefit from additional green spaces/links, for the reasons mentioned in the NPPF.

Green infrastructure potential

The Aylesbury Estate is within an area that Natural England considers could benefit from enhanced green infrastructure (GI) provision. As such, Natural England would encourage the incorporation of GI into the redevelopment of the estate.

GI can be designed to maximise the benefits needed for this area, for example it can be used to promote opportunities for recreation, improve links between communities and enhance flood-water management to protect surrounding homes and businesses. It can also be used to improve connectivity to other green spaces and to improve conservation and biodiversity. We strongly encourage you to maximise opportunities to incorporate green infrastructure during the development of the Estate.

The following link provides access to guidance for local planning authorities on Green Infrastructure:

<http://www.publications.naturalengland.org.uk/publication/35033?category=49002>.

Green roofs

One way of providing enhanced green infrastructure and biodiversity in such an environment can be through the provision of green roofs. We note that some provision is

made for green roofs in the application, but we would recommend incorporating more green roofs into the development of the Estate.

Natural England is supportive of the inclusion of green roofs in all appropriate development. Research indicates that the benefits of green roofs include reducing run-off and thereby the risk of surface water flooding, reducing the requirement for heating and air-conditioning and providing habitat for wildlife.

We would advise your council that some living roofs, such as sedum matting, can have limited biodiversity value in terms of the range of species that grow on them and habitats they provide. Natural England would encourage you to consider the use of bespoke solutions based on the needs of the wildlife specific to the site and adjacent area. I would refer you to <http://livingroofs.org/> for a range of innovative solutions and <http://www.london.gov.uk/sites/default/files/uploads/living-roofs.pdf> (London GLA 2008) regarding the fit with the London Plan policy.

Accessible Natural Greenspace Standard

Natural greenspaces are important to our quality of life, providing a wide range of benefits for people and the environment. Evidence shows that access to natural greenspaces for fresh air, exercise and quiet contemplation has benefits for both physical and mental health. Research provides good evidence of reductions in levels of heart disease, obesity and depression where people live close to greenspaces.

In addition to their potential ecological value, greenspaces also help us adapt to changes in climate through their role in reducing the risk of flooding and by cooling the local environment. Where trees are present they also act as filters for air pollution.

Natural England believes that everyone should have access to good quality natural greenspace near to where they live and have produced "Nature Nearby - Accessible Natural Greenspace Guidance" to help people make this a reality.

The guidance is aimed at decision makers, planners and managers of green space. It describes the amount, quality and level of visitor services that we believe everyone is entitled to.

Ecologist's reports

We support the references to the provision of bat boxes, bird boxes and other bat roost features on the developed Estate, the use of native species planting where possible, bat sensitive lighting and green and brown roofs, referred to in the ecologist's emails. We also support the reference to obtaining an EPSL licence prior to demolition on the Estate.

Thames Water – Support with Comments

(Waste Comments)

Following initial investigation, Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water would like the following 'Grampian Style' condition imposed. "Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed". Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid

adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

(Water Comments)

The existing water supply infrastructure has insufficient capacity to meet the additional demands for the proposed development. Thames Water therefore recommend the following condition be imposed: Development should not be commenced until: Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The

studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

London Underground Infrastructure Protection (No comment).

I can confirm that London Underground Infrastructure Protection has no comment to make on this planning application.

These comments relate only to the London Underground infrastructure protection issues raised by the application. They should not be taken to be representative of the position which may be taken by the Mayor and/or another part of TfL. You are advised to consider whether it is also necessary or appropriate to consult other parts of TfL and whether the application should be referred to the Mayor as an application of potential strategic importance pursuant to the provisions of the Town and Country Planning (Mayor of London) Order 2008. All other consultations with TfL should be made by e mailing boroughplanning@tfl.gov.uk.

EDF Energy

No comments received.

London Fire & Emergency Planning Authority

No comments received.

Metropolitan Police Service (Designing out Crime) (Comments)

This area suffers from above average levels of crime generally, but specifically Burglary, Anti-Social Behaviour and Violent crime. This is obviously of concern when proposing a new development, and security measures need to be an essential component of any further plans.

At this stage of the planning it would appear that particular consideration should be given, but not limited, to the following:

- Secure Windows/Doors (communal doors - LPS 1175, Accessible Flat/House doors and windows - PAS24) with laminated glazing.

- Access Control
- Boundary treatments
- Mail delivery/Utilities

The communal entrances must be suitable to ensure that the development is secure. I would strongly advise that secure lobbies be designed into the development. This means that someone entering the building will have to pass through two secure (LPS 1175 type 2) doors in order to reach the residential corridors.

The application therefore does not yet fully demonstrate how such measures are to be

incorporated into the development especially given the guidance within NPPF paragraphs 58 and 69 which state :-

Paragraph 58 of National Planning Policy Framework clearly states that local and neighbourhood policy should 'create safe and accessible environments where the fear of crime does not undermine quality of life or community cohesion.'

Paragraph 69 of this document 'promoting Healthy Communities' underlines this statement by encouraging the planning system to play an important part in facilitating 'safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.'

However the proposal should be able to gain Secured by Design accreditation for design and layout as well as part 2 physical security, with the guidance of 'New Homes 2014 guide' and by incorporating accredited, tested certificated products. I would therefore seek to have the agreed 'Full Secure by Design accreditation' condition attached to any permissions that may be granted in connection with this application and that the wording is such that the development will achieve certification - not merely seeking to achieve accreditation.

It has been statistically evidenced that having a Secured by Design consultation at the earliest possible stage can be productive in reducing development costs and tackling criminal activity and anti social behaviour. It also limits the on-going maintenance costs of the development. For those reasons I would request meeting the architect at the earliest opportunity to discuss further plans.

Neighbours responses and local groups

139 letters and comments were received in response to public notices. The majority of comments were received following re-consultation which commenced on March 2 2015. Of the responses received 34 originated from residents and local groups in and around the Aylesbury estate with a further 48 responses from further a field within the borough. 40 were received from outside the borough and the UK and one response was received from Italy. Sixteen people did not leave an address or opted for their address not to be disclosed within this report.

The responses can be summarised as:

Support (4 Letters)
 Comment (2 Letters)
 Objection (133 Letters)

Neighbour responses

Gayhurst, Aylesbury Estate
 116 Roffo Court, Boundary Lane, London SE17 2FP
 Flat 128 Roffo Court, Boundary Lane, SE17 2FP
 14 Fielding Street London
 53 Woodsford SE17 2TN
 157 Bradenham SE172BD
 148 Chartridge, Westmoreland Road, London SE17 2DA
 60 Dawes House, Orb Street SE17 1RD
 213 Missenden, Inville Road, London SE17 2HX
 359 Wendover Thurlow Street SE17 2UR
 21 Abbey Court, Macleod Street Se17 3ha
 102 brandonStreet SE17 1AL
 74 Aylesbury Rd SE17 2EH

Boundary Lane, London SE17 2BH
 13 Gateway SE17 3HQ
 74 Wendover, SE17
 30 Berryfield Rd, SE17 3QE
 175 Bradenham House, Boyson House, London, SE17 2BE
 107 Taplowhouse, thurlow street, London, se172uj
 145F Chatham Street SE17 1PA
 117 Latimer SE17 2EP
 146 Taplow SE17 2UJ
 7 St Edmunds House, Horsley Street SE17 2AR
 25 Fielding Street SE17 3HE
 St Edmunds House Horsley St SE17 2AR
 22 Fielding street SE17 3HD
 105 Chiltern Portland Street SE17 2DD
 4 Sutherland Walk SE17 3EF
 85c Balfour Street SE17
 Flat 60 Dawes House Orb Street SE17 1RD
 8 St Edmunds House Horsley St London SE17 2AR
 149, Taplow, Thurlow Street SE17 2UJ
 Walworth Resident SE17
 3 Hurley Crescent SE16 6AL
 49 John Kennedy House SE16 2QE
 2 Middleton Drive SE16 6RZ
 52 Columbia Point SE16 7BG
 30 Webster Road SE16 4DF
 18 Market Place, Blue Anchor Lane, London, SE16 3UQ
 34 Huberd House SE1 4DN
 15 Hamilton Square, Kipling Street SE1 3SB
 402 OXOTower
 15 Hamilton Square SE1 3SB
 7 Dauncey House, Webber Row, London
 Flat 9 Bath House, Bath Terrace SE1 6PU
 48 Lancaster Street SE1 ORY
 Flat D, 110 Dunton Road, Southwark, London SE1 5UN
 Belvedere Road SE18XT
 57A Lant Street SE1 1QN
 7 Dauncey House, Webber Row, London SE1 8QS
 Park Street, SE1 9AB
 34 Huberd house SE1 4DN
 76 Perronet House, Princess Street SE1 6JS
 Flat 21, 43 Searles Road SE1 4YL
 11/R Peabody Buildings, Duchy Street SE1 8DY
 27 Green Walk SE1 4TT
 45 Blackfriars Road SE1 8NZ
 Camberwell SE5
 4a Albany Mews, Albany Road, SE5 0DQ
 71 Crossmount House, Bowyer St, London SE50XB
 5 Hart House, 2 Lilford Road SE5 9HJ
 65b Camberwell road SE5 0EZ
 45 Ruskin Park House, Champion Hill SE5 8TQ
 19 Crofton road SE5 8LY
 160 Benhill Road SE5 7LZ
 6 Vaughan road SE5 9NZ
 12 Marble House, SE50DD
 13 Evesham Walk SE5 8SJ

92 Southampton Way SE5 7TT
 43 Comber House Comber Grove London, SE5 0LJ
 14 Gaumont House SE15 5TS
 141 Linden Grove Nunhead SE15 3LP
 Flat 4 Sophia Court 1 Anstey Road SE15 4JX
 70 Northfield house Peckham park road London SE156TN
 26 Kirkwood Road SE15 3XX
 Flat B, 173 Gordon Road SE15 3RT
 23 Elcot Avenue SE15 1QB
 106b Dunstons Road London SE22 0HE
 13 Wheatland House SE22 8AG
 2 Overhill Road SE22 0PH
 303 Upland Road SE22 0DL
 10a Forest Hill Rd SE22 0RR
 85 Delawyck Crescent SE24 9JD
 69A Railton Rd SE24 0LR
 56 Trehurst Street E5 0EB
 28 Greenleaf Close SW2
 108 Acre Road KT2 6EN
 30 Crossfield Road N17 6AY
 11Weavers Terrace SW6 1QE
 40 Silk House E2 8GH
 Flat 59 Chaucer Court N16 8TS
 7 Rowley Road N15 3AX
 21 Diana Road E17 5LE
 7 Cressida Road N19 3JN
 97b Mercers Road N19 4PS
 9 Sanford Walk SE14 6NB
 116 Algernon Road SE137AW
 4b BarmestonRoadSE63BH
 Via La Spezia, 47 00055
 19 Bolton Walk N7 7RW
 247a WalmerRoad W11 4EY
 205 Well Street E9 6QU
 29 Graham Mansions E8 1EY
 Doughty Street WC1N 2PL
 88 Willesden Lane NW6 7TA
 20A Somerfield Road N4 2JJ
 8 Eade Road N4 1DH
 99b Forest Road E8 3BH
 34 Carr Rd E17 5EN
 Barnsbury RoadN10HD
 127a Clarence Road E5 8EE
 35a Slaithwaite Rd SE136DJ
 Mells BA11 3PJ
 10 Banner Road BS6 5LZ
 215 Balham Highroad SW17 7BQ
 3 Knights Walk SE11 4PA
 11 Weavers Terrace SW6 1QE
 Flat 34 Kestrel House SE10 8FP

Local Groups

Conservation Advisory Advisory Group
 The Three Cross Society
 Stop Killing Cyclists

People's Republic of Southwark

RECOMMENDATION LDD MONITORING FORM REQUIRED

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

Applicant	Notting Hill Housing Trust	Reg. Number	14/AP/3844
Application Type	Outline Planning Permission	Case	TP/H1059
Recommendation	Grant subject to Legal Agreement and GLA	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Outline application for: demolition of existing buildings and phased redevelopment to provide a mixed use development over 18 development plots comprising a number of buildings ranging between 2 to 20 storeys in height (12.45m - 68.85m AOD) with capacity for up to 2,745 residential units (Class C3), up to 2,500sqm of employment use (Class B1); up to 500sqm of retail space (Class A1); 3,100 to 4,750sqm of community use; medical centre and early years facility (Class D1); in addition to up to 3,000sqm flexible retail use (Class A1/A3/A4) or workspace use (Class B1); new landscaping; parks, public realm; energy centre; gas pressure reduction station; up to 1,098 car parking spaces; cycle parking; landscaping and associated works.

The application is accompanied by an Environmental Statement pursuant to the Town and Country Planning Regulations (Environmental Impact Assessment) 2011.

At: AYLESBURY ESTATE, LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, BAGSHOT STREET, ALVEY STREET, EAST STREET AND DAWES STREET, LONDON SE17

In accordance with application received on 13/10/2014

Planning Documents

Design & Access Statement: Masterplan Application v1 and Design & Access Statement Addendum v1, Design Code dated February 2015, Aylesbury Estate Development specification dated February 2015, Landscape Strategy: Masterplan Application v1 and Landscape Strategy Addendum v1, Arboricultural Impact Assessment prepared by Tamala Trees: Masterplan September 2014, Tree Strategy v1 and Tree Strategy addendum v1, Planning Statement dated February 2015, Affordable Housing Statement dated February 2015, Energy Assessment and District Heating Study – Version 2 dated February 2015, Transport Assessment and Addendum to Transport Assessment dated February 2015, Site Waste Management Strategy and Addendum to Site Wide Waste Management Strategy dated February 2015, Flood Risk Assessment v1, Sustainability Statement v1, Statement of Community Involvement, Environmental Statement Volumes 1-4 (and addendum February 2015), Townscape and Visual Impact Assessment Addendum, Non-technical summary and Addendum to Non-Technical Summary of the Environmental Statement dated February 2015.

Planning Drawings

NHH-AES M2 IP 01 Development Parcels and Subplots (dated February 2015)
 NHH-AES M2 IP 02 Demolition Stages (dated February 2015)
 NHH-AES M2 PP 01 Extent of Masterplan Planning Application (dated February 2015)
 NHH-AES M2 PP 02 Access (dated February 2015)
 NHH-AES M2 PP 03 Circulation (dated February 2015)
 NHH-AES M2 PP 04 Development Parcel Extents (dated February 2015)
 NHH-AES M2 PP 05 Publicly Accessible Open Space (dated February 2015)
 NHH-AES M2 PP 06 Ground Floor Land Uses (dated February 2015)
 NHH-AES M2 PP 07 Maximum Building Heights (dated February 2015)
 NHH-AES M2 PP 08 Maximum Basement Area (dated February 2015)
 NHH-AES M2 PP 09 Development Phasing (dated February 2015)
 NHH-AES MPL M2 2900 Illustrative Masterplan (dated February 2015) Revision B
 NHH-AES MPL M2 2901 Existing Trees Retained (received February 2015)

Subject to conditions:

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.

- 1 These conditions will be attached as an addendum to the committee agenda.

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.

- 2 These conditions will be attached as an addendum to the committee agenda.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 3 These conditions will be attached as an addendum to the committee agenda.

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.

- 4 These conditions will be attached as an addendum to the committee agenda.

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MUNICIPAL YEAR 2014/15

COMMITTEE:

PLANNING COMMITTEE

NOTE:

Original held in Constitutional Team; all amendments/queries to Sean Usher, Constitutional Team,
Tel: 020 7525 2713

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