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Item No. 6.2	Classification: Open	Date: 24 April 2024	Meeting Name: Planning Committee (Smaller applications)
Report title:	Development Management planning application: Application for: Full Planning Application 23/AP/3031 Address: PECKHAM RYE PARK AND COMMON, SOUTHWARK SE15 3UA Proposal: Flood risk, landscaping, environmental and public access improvements and the construction of 2 x earthworks bunds along the length of the northern and western boundaries of the common and park, along with associated underground drainage chambers.		
Ward or groups affected:	Peckham Rye		
From:	Director of Planning and Growth		
Application Start Date 05/01/2024		PPA Expiry Date 05/04/2024	
Earliest Decision Date 03/04/2024			

RECOMMENDATION

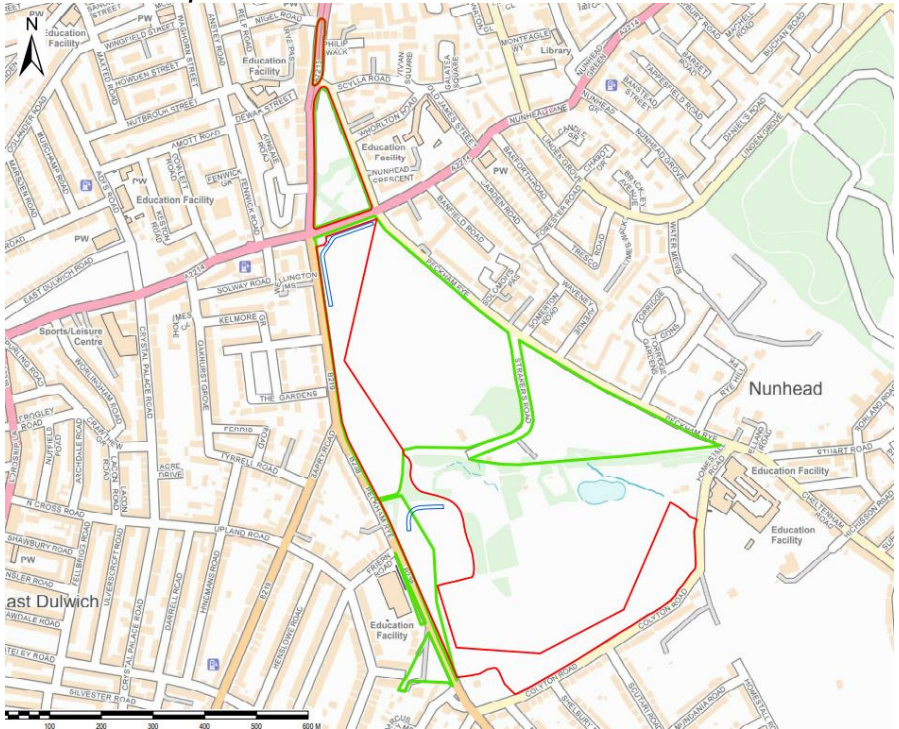
1. That planning permission be granted, subject to conditions.

BACKGROUND INFORMATION

Site location and description

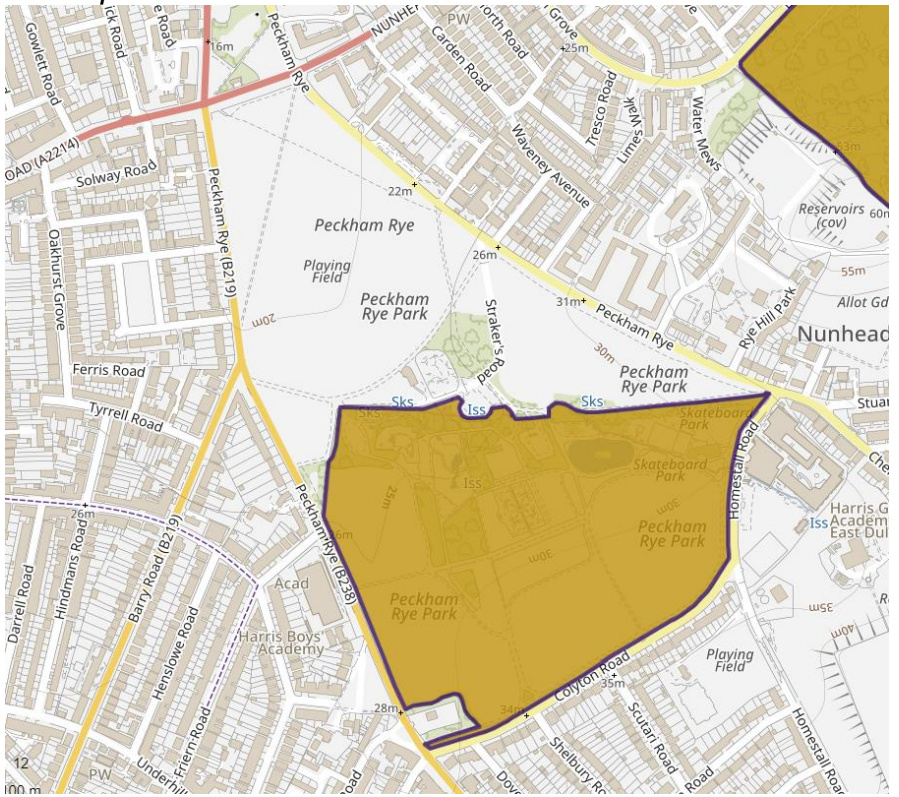
2. The application site is within Peckham Rye Park and Common predominantly along the southern and western boundaries of the park, adjacent to Colyton Road and Peckham Rye respectively, as well as the areas of the park to the north of East Dulwich Road.
3. The site is subject to the following designations:
 - Metropolitan Open Land (MOL)
 - Site of Importance for Nature Conservation (SINC)
 - Green Chain Park
 - Air Quality Management Area
 - Peckham and Nunhead Action Area
 - Nunhead Area Vision Boundary
 - East Southwark Critical Drainage Area

Site location plan



- 4. The south of Peckham Rye Park itself is a Grade II listed registered Park and Garden, as shown below.

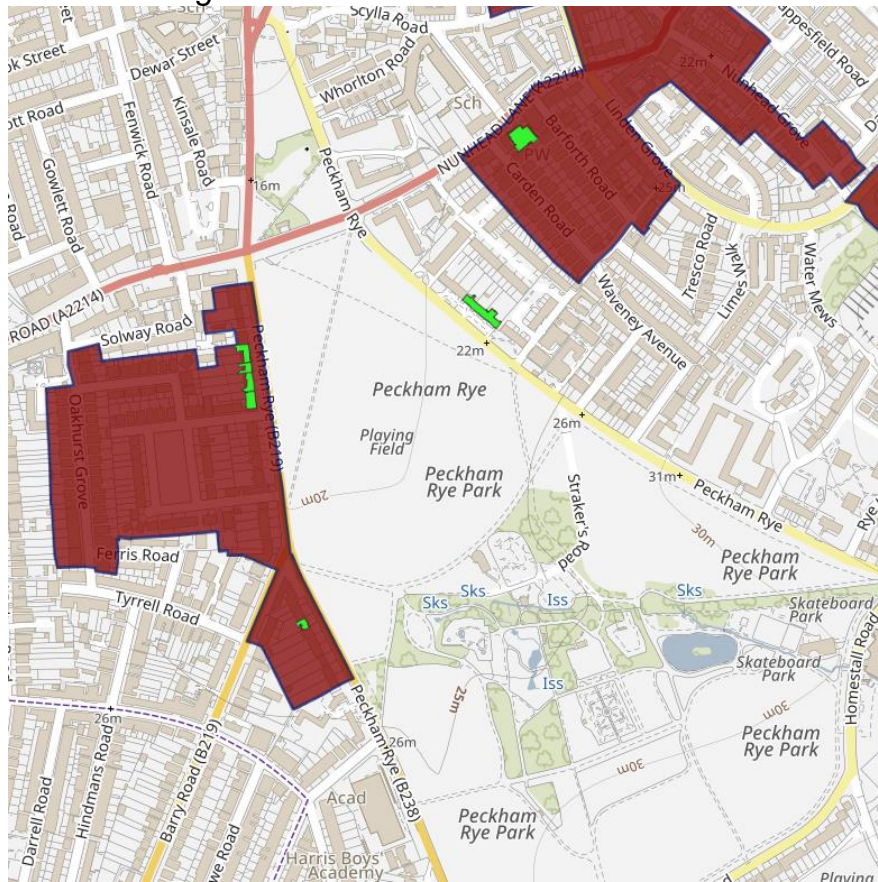
Listed park



- 5. The Gardens Conservation Area is located directly to the west of the application site. There are no listed buildings on the site, although Numbers 156 and 158

Peckham Rye, Numbers 160 and 162 Peckham Rye (The British Red Cross Society) and Number 200 Peckham Rye, to the west, are Grade II listed buildings. 141 to 153 Peckham Rye, to the east, are also Grade II listed buildings. Nunhead Green Conservation Area is located beyond the application site to the north east.

Listed buildings and conservation areas



Details of proposal

6. This application has been submitted by the council’s Flood Risk and Drainage Team. The aim of the scheme is to alleviate flood risk in Peckham Rye Park and Common and for the surrounding properties to the north by collecting surface water flowing north along the course of the ‘lost’ River Peck and discharging the collected flow, whilst simultaneously providing improvements to the existing landscaping and biodiversity. This would attenuate flood risks downstream in a 1 in 75 year event.
7. The Peckham and Nunhead area action plan within the Local Flood Risk Management Strategy 2015 states that ‘flood storage in Peckham Rye Common and Peckham Rye Park will provide an opportunity to enhance the quality and use of the area whilst reducing flood risk’. The proposed development would facilitate this aim within the local flood risk management strategy.

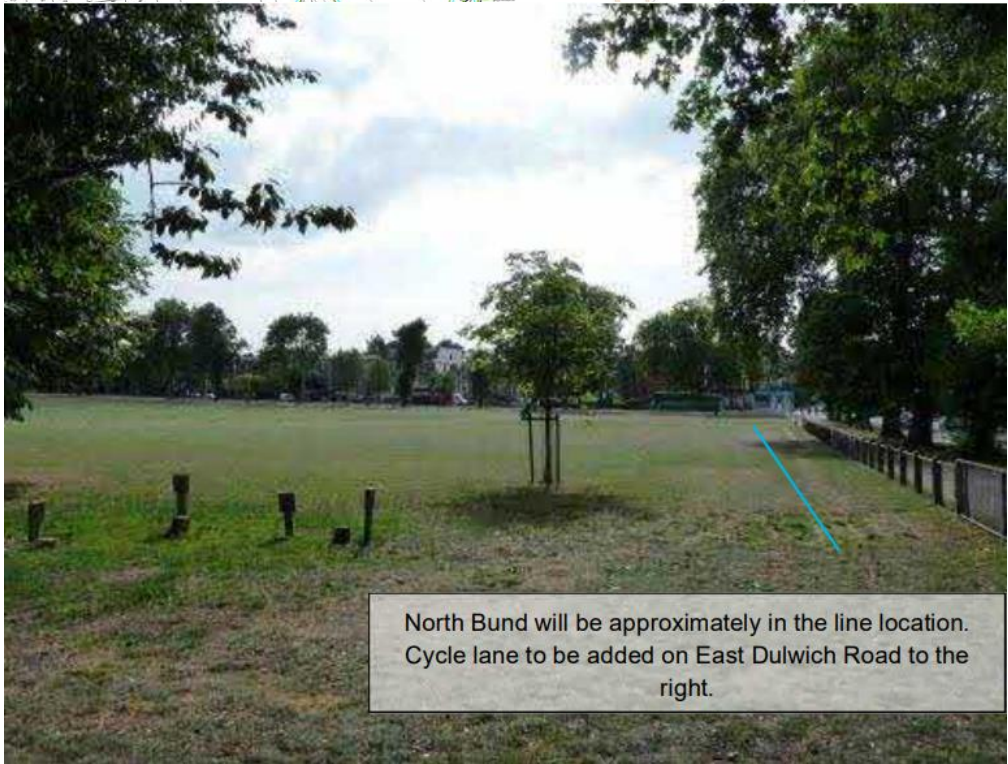
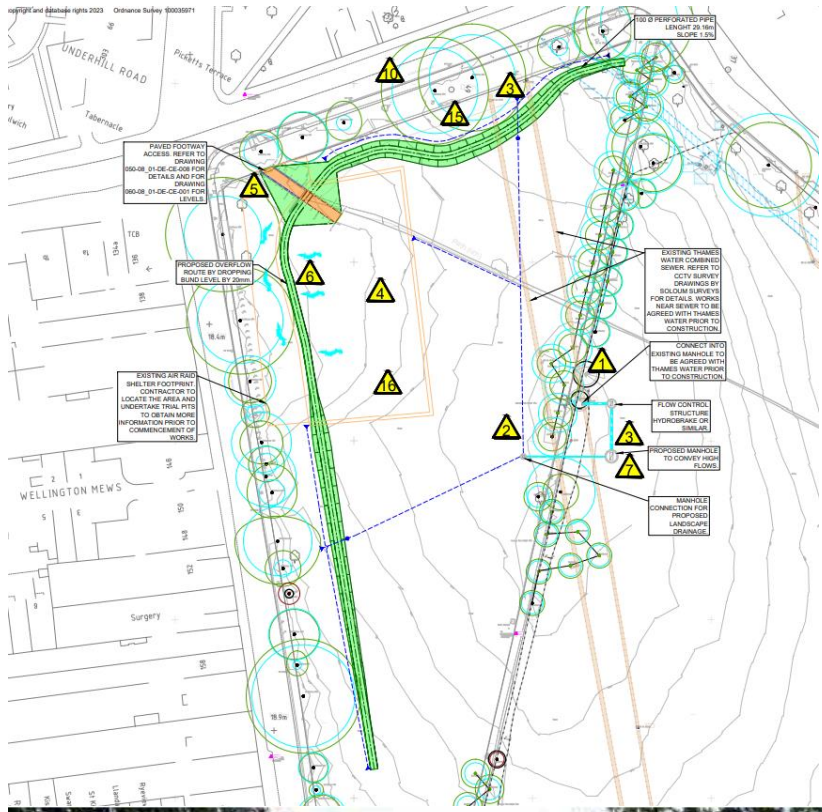
Illustrative masterplan



8. The proposed drainage works include:

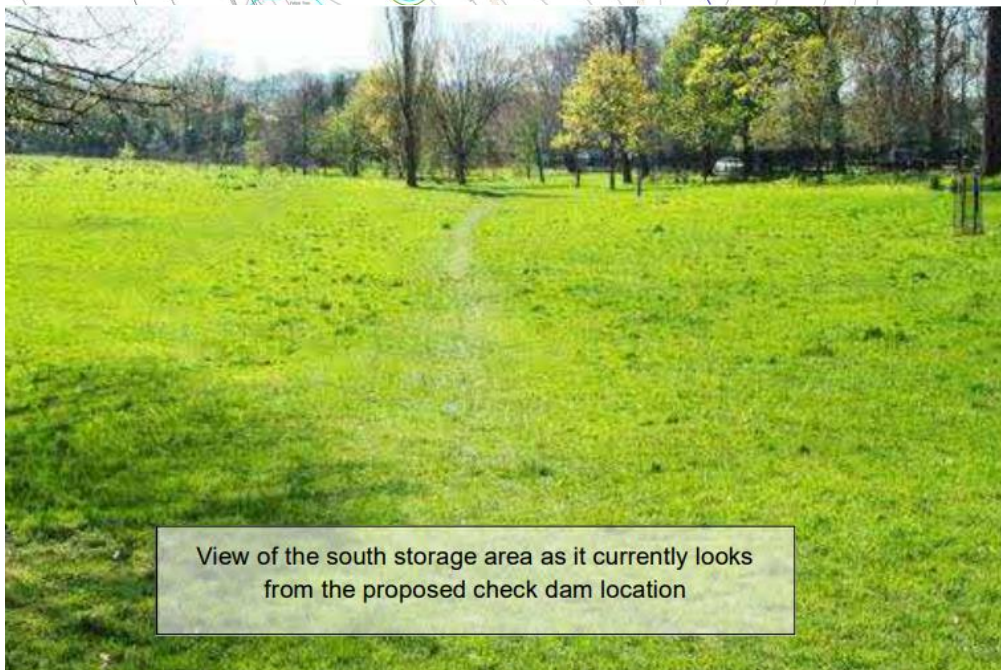
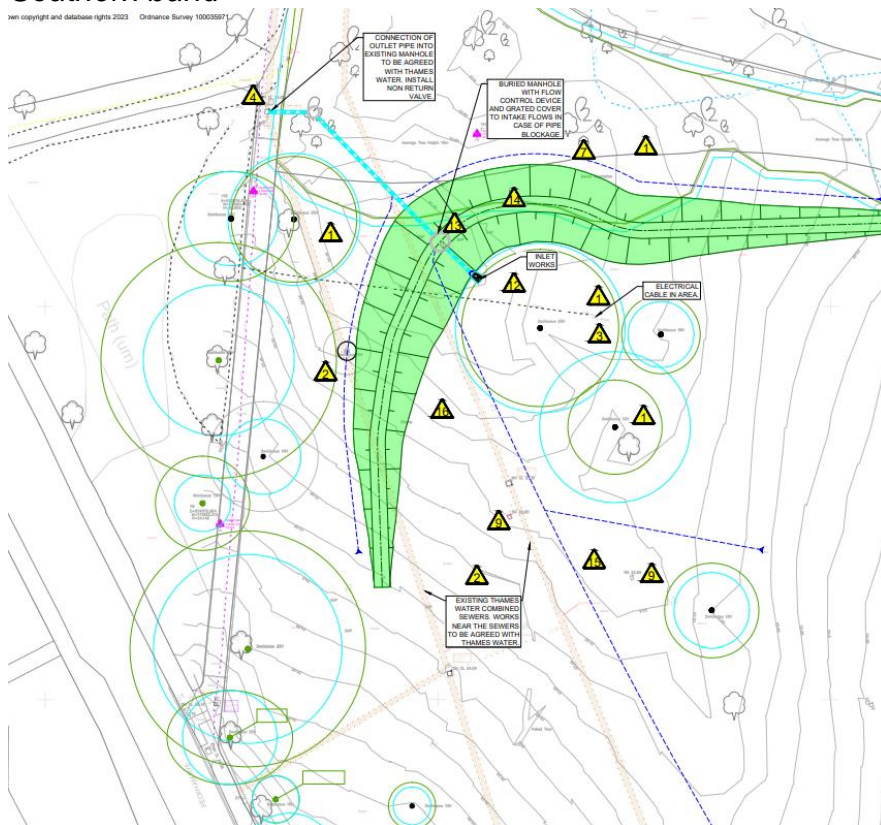
- Creation of a southern bund and a northern bund for storage; the southern bund is to be located within the Grade II listed Peckham Rye Park;
- Installation of two below ground drainage chambers and flow control devices at/or near the lowest point of their respective storage areas;
- Installation of 300mm diameter pipes to connect the proposed drainage chambers to the existing Thames Water.

9. Northern bund



Southern bund

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View of the south storage area as it currently looks from the proposed check dam location

10. The proposed landscaping and biodiversity works include:
- Enhancement of the green space immediately north of East Dulwich Road with planting
 - Improvements to the existing connections through the park and provision of safer road crossings
 - Ecological enhancement through using native plant species
 - Improvements to the historic 'Donkey Ride' area along East Dulwich Road;

- Provision of education boards and environmental enhancements along the Lost River Peck;
 - Improvements to local air quality and visual amenity through enhanced planting to the edges of the park.
11. Planning permission for this proposal was previously granted under planning application 19/AP/5692 on 24 March 2020, following Planning sub-committee B's decision to grant on 4 March 2020. The planning permission has now expired and was not implemented due to the COVID-19 pandemic. This application is a re-submission of the proposal granted under planning application 19/AP/5692.

Consultation responses from members of the public and local groups

12. Five site notices were erected on 10 January 2024. Six comments have been received in response to the application. These comprise two objections, one in support and two neutral.
13. The objections raise the following material planning considerations:
- The openness of the park would be negatively affected
 - The bunds would take large areas out of practical use
 - Harm to character and appearance of the area
 - Removal of trees
14. The neutral comments raise the following material planning considerations:
- Queries around the length of construction
 - Concerns around noise impacts from construction
 - Impacts on parking
15. A further neutral comment was received from Friends of Peckham Rye Park and Common raising the following material planning considerations:
- Loss of access to the park
 - The herbaceous planting at the north eastern edge is unsuitable
 - Unclear who is to maintain the planting in the future
16. Re-consultation was carried out on 18 March 2024 for the following reasons:
- Submission of an updated landscaping scheme
 - Submission of a Preliminary Ecological Appraisal for the northern triangle

Planning history of the site, and adjoining or nearby sites

17. Planning application 19/AP/5692 was granted on 24 March 2020 for:
- ‘Proposed landscape and environmental improvements with public access improvements and the construction of 2 x shallow embankments along the length of the northern and western boundaries of the common and park, associated underground drainage chambers.’

This permission was not implemented.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

18. The main issues to be considered in respect of this application are:
 - Principle of the proposed development in terms of land use;
 - Impact of proposed development on amenity of adjoining occupiers and users of the park;
 - Environmental Impact Assessment;
 - Environmental considerations;
 - Trees and landscaping;
 - Historic and cultural benefits;
 - Community impact and equalities assessment.
19. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

20. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021 and the Southwark Plan 2022. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
21. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

22. The statutory development plans for the borough comprise the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework 2023 and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 3. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

ASSESSMENT

Principle of the proposed development in terms of land use

23. The proposed development would involve flood alleviation works to Peckham Rye Park and Common through the creation of two storage areas and the installation of drainage chambers and flow control devices near the lowest point of their respective storage areas. The proposal would also include a landscaping scheme which would enhance the green space and as such, would be a public benefit. The proposal would not involve any alterations to the established land use of the site. The principle of development in land use terms is therefore supported.
24. Policy P57 (Open Space) of the Southwark Plan 2022 states that development will not be permitted on MOL. In exceptional circumstances, development may be permitted when:
- It consists of ancillary facilities that positively contribute to the setting, accessibility and quality of the open space and if it does not affect its openness or detract from its character. Ancillary facilities on MOL must be essential for outdoor sport or recreation, cemeteries or for other uses of land which preserve the openness of MOL and do not conflict with its MOL function; or
 - It consists of the extension or alteration of an existing building providing that it does not result in disproportionate additions over and above the size of the original building; or
 - It consists of the replacement of an existing building, provided that the new building is no larger than the building it replaces.
25. Policy G3 (Metropolitan Open Land) of the London Plan 2021 affords MOL the same status and level of protection as Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Paragraph 147 of the NPPF states that inappropriate development in the Green Belt is harmful and should not be approved except in very special circumstances. Paragraph 148 states that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. Appropriate development on MOL is considered to be:
- Buildings for agriculture or forestry;
 - The provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
 - The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 - The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - Limited infilling in villages;
 - Limited affordable housing for local community needs under policies set out in the development plan;
 - Limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning Authority.
26. The proposal would not involve any significant development works or structures which would detract from the openness of the MOL. The purpose of the proposal, which is an engineering operation, is to enhance the open space through landscaping improvement works; the proposed bunds would be incorporated into the landscaping improvement works. It is therefore deemed that the proposal would comply with the development plan policies seeking to protect MOL in this regard.
27. The application site also falls within a Site of Importance for Nature Conservation (SINC). Policy P60 (Biodiversity) of the Southwark Plan 2022 states that development must contribute to net gains in biodiversity through enhancing the nature conservation value of SINC and must protect and avoid damage to SINC. The scope of the proposed works would not adversely impact on the nature conservation value of the site; the applicant has submitted an Ecological Walkover Survey identifying measures for the mitigation of impact and enhancement of biodiversity. This involves native planting, dead wood and 10 nesting and roosting boxes. Compliance with the Ecological Walkover Survey has been recommended as a condition. It is therefore considered that the proposed development would not adversely impact on the SINC and that the principle of development is acceptable in this regard.

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

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

management plan to be submitted to ensure that there would not be any adverse impacts on residents or users of the park during the construction phase.

Environmental Impact Assessment (EIA)

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

Trees and landscaping

33. The proposed development would include two large bunds; one would be to the north of the site bound, by East Dulwich Road and Peckham Rye, and one would be to the south of the site, opposite Friern Road. These would be of a minimal scale and would range from 35cm to 1.1m in height and up to 7m in depth. The scheme would also incorporate significant landscaping enhancements in the form of biodiversity improvements to the north of East Dulwich Road, bulb planting to the middle of the site and buffer planting to the south of the proposed southern mound.
34. The area to north of East Dulwich Road would benefit from seasonal flowering planting and natural play areas, whilst the southern pavement along East Dulwich Road would benefit from permeable paving adjacent to the proposed mound. A ramp is also proposed to improve access and would connect the park entrance to the existing park pathway; this would only rise to a height of 0.40 metres.
35. The proposed landscaping is considered appropriate to the character of the area and would enhance the visual amenity of Peckham Rye Park and Common, as well as the biodiversity on the site. A condition has been recommended for a full hard and soft landscaping scheme, with ecological management, to be submitted.
36. The proposed development would result in the removal of 12 trees; all trees to be removed are Category U trees (some of which are stumps) and are therefore of very limited value as they are not expected to live more than 10 years. Subsequent mitigation for this loss would be provided within the red line boundary of the site. This is to be secured via the recommended hard and soft landscaping condition. Furthermore, the proposed bunds would be set at a minimum distance of 0.5m from the root protection areas of the most significant trees. Notwithstanding this, conditions have been recommended for an Arboricultural Method Statement, arboricultural site supervision details, a hard and soft landscaping scheme and a tree planting strategy to be submitted.
37. For the first 12 months following completion of the proposed development the maintenance of the landscaping would be undertaken by an appointed contractor BDP. Following this the landscaping would be maintained by the council. Soutwark's Parks Manager is satisfied with the proposed landscaping scheme. A landscape management plan is to be secured via condition.

Ecology

38. Peckham Rye Park and Common has several valuable habitat features. The most important of these is the only remaining aboveground section of the River Peck, being the most natural stream in the borough. The stream is heavily shaded by native, unmanaged wet woodland dominated by alder, ash and pedunculated oak with a ground cover of pendulous sedge and bramble. Alder dominated woodland is a rare habitat in Southwark. Although somewhat altered with weirs, other artificial structures and ornamental planting, some sections are still in their natural banks and includes yellow flag, watercress, water figwort and cuckooflower. The largest of three ponds supports marginal vegetation including hemp agrimony. A variety of waterfowl nest on the wooded island, including tufted duck, coot, Canada goose and mallard. Substantial flocks of gulls visit the park in winter and bats are likely to forage over the water. A small block of predominantly native woodland, on the boundary between the Park and the Common, is dominated by oak and ash with a well-developed understory, but sparse ground flora. Spring bulbs have been planted in previous years. This and several dense shrubberies support a good bird population and small numbers of pipistrelle bats are present. Infrequently mown grassland is located in three large areas. The two within the common are thought to be natural relics, whilst the third was seeded in 2009. All have a similar composition including giant fescue, ladies bedstraw, meadowsweet, black knapweed and wild carrot with frequent anthills in the common areas.
39. The rest of the park, and most of the Common, consists of amenity grassland with some fine mature trees. The nationally-scarce musk stork's-bill (*Erodium moschatum*) occurs in short turf in the north of the Common. A small community garden managed by the Friends of Peckham Rye supports a small pond with good marginal vegetation, a stag beetle loggery and a range of nectar rich herbaceous planting.
40. The SINC boundary was extended in two places in 2022. Firstly in the southwest corner to include Peirmont Green, which comprises amenity grassland and mature native and ornamental trees. The second area is located in the northern corner of the SINC that comprises mature trees and hard standing, and located on the central reservation where the A2215/ Peckham Rye road splits in two.
41. Appropriate landscaping material palettes are proposed to support the habitat features within the SINC.
42. The proposed works would not have any adverse impacts on ecology subject to conditions and compliance with the suggested mitigation measures.
43. Conditions have been recommended for an updated bat survey, details of bat friendly lighting, bat boxes and bird boxes, invertebrate features and a landscape and ecological management plan to be submitted. A condition has also been recommended for an updated bat survey to be submitted if more than one season passes between the most recent bat survey and the commencement of tree works to ensure that there have been no changes that would result in impacts to bats.

Archaeology

44. The application include details of an air raid shelter. This is worthy of recording and understanding prior to its demolition and removal. The construction of the bunds also relate to the course of the historic River Peck which is of archaeological interest.
45. To manage these issues an archaeological watching brief is recommended. The site works should be monitored to ensure the recording of any archaeological features which are exposed during ground works. As such, conditions for an archaeological watching brief and archaeological reporting are recommended.

Historic and cultural benefits

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

Consultation responses from internal and divisional consultees

48. Summarised below are the material planning considerations raised by internal and divisional consultees, along with the officer's response where necessary.
49. Archaeologist:
 - Advise mitigation and reporting conditions.
50. Environmental Protection Team:
 - Recommend conditions to ensure compliance with recommendations within various soil reports regarding the re-use of materials.
51. Ecologist:
 - Requested an updated PEA to cover the entirety of the application site – satisfied that the proposal would not have any adverse impacts
 - Recommend conditions for an updated bat survey, details of bat friendly lighting, bat and bird boxes, invertebrate features and a landscape and ecological management plan to be submitted.
52. Urban Forester:
 - Advise conditions for submission of an Arboricultural Method Statement, hard and soft landscaping scheme and tree planting plan.
53. Design and Conservation Team:
 - No comment.

54. Parks:
- Concern with the planting palette – this was updated during the course of the application and is now considered appropriate and suitable for maintenance by the council
 - The project would benefit from permanent interpretation/education signage explaining the purpose and benefits of the changes.

Consultation responses from external consultees

55. Summarised below are the material planning considerations raised by external consultees, along with the officer's response.
56. Environment Agency:
- No comments.

Community impact and equalities assessment

57. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
58. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
59. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
 2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
 3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
60. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and

civil partnership.

Human rights implications

61. This planning application engages certain human rights under the Human Rights Act 1998 (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.
62. This application has the legitimate aim of providing flood risk improvements to the park and common. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Positive and proactive statement

63. The council has published its development plan on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
64. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

Was the pre-application service used for this application?	YES
If the pre-application service was used for this application, was the advice given followed?	NO
Was the application validated promptly?	YES
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
To help secure a timely decision, did the case officer submit their recommendation in advance of the statutory determination date?	YES

CONCLUSION

65. The proposed development would involve flood alleviation works to Peckham Rye Park and Common, as well as landscaping and biodiversity improvements.

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

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Environment, Neighbourhoods & Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254

APPENDICES

No.	Title
Appendix 1	Recommendation - Draft Decision Notice
Appendix 2	Relevant planning history
Appendix 3	Planning policies
Appendix 4	Consultation responses received
Appendix 5	Consultation undertaken

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Abbie McGovern, Team Leader	
Version	Final	
Dated	8 April 2024	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance	No	No
Strategic Director of Environment Neighbourhoods and Growth	No	No
Strategic Director of Housing	No	No
Date final report sent to Constitutional Team	10 April 2024	

**Recommendation
Draft Decision Notice**

This document shows the case officer's recommended decision for the application referred to below.

This document is not a decision notice for this application.

Applicant	Mr Nicholas Metcalfe Southwark Council	Reg. Number	23/AP/3031
Application Type	Local Authority Development		
Recommendation		Case Number	PP-12568977

Draft of Decision Notice

for the following development:

Flood risk, landscaping, environmental and public access improvements and the construction of 2 x earthworks bunds along the length of the northern and western boundaries of the common and park, along with associated underground drainage chambers.

Peckham Rye Park Peckham Rye London Southwark

In accordance with application received on 31 October 2023 and Applicant's Drawing Nos.:

LOCATION MAP 001 received 31/10/2023

FILTER DRAINS AND ANCILLARIES - STANDARD DETAILS - SHEET 06 OF 09
22304 METCS 050 08 01 DE CE 006 REV P04 received 31/10/2023

STANDARD DETAILS SHEET - 07 OF 09 22304 METCS 050 08 01 DE CE 007 REV
P04 received 31/10/2023

STANDARD DETAILS SHEET 08 OF 09 22304 METCS 050 08 01 DE CE 008 REV P04 received 31/10/2023

NMH01 STANDARD DETAILS - SHEET 01 OF 09 22304 METCS 050 08 01 DE CE 001 REV P04 received 31/10/2023

NMH01 STANDARD DETAILS - SHEET 02 OF 09 22304 METCS 050 08 01 DE CE 002 REV P04 received 31/10/2023

NMH02 & NMH03 STANDARD DETAILS - SHEET 05 OF 11 22304 METCS 050 08 01 DE CE 003 REV P03 received 31/10/2023

NMH04 STANDARD DETAILS - SHEET 04 OF 09 22304 METCS 050 08 01 DE CE 004 REV P04 received 31/10/2023

STANDARD DETAILS - SHEET 05 OF 09 22304 METCS 050 08 01 DE CE 005 REV P04 received 31/10/2023

SOUTHERN BUND SITE CLEARANCE PLAN - SHEET 01 OF 02 22304 METCS 020 08 01 DRG CE 001 REV P04 received 31/10/2023

NORTHERN BUND SITE CLEARANCE PLAN - SHEET 2 OF 2 22304 METCS 020 08 01 DRG CE 002 REV P04 received 31/10/2023

SOUTHERN BUND DRAINAGE PLAN - SHEET 1 OF 2 22304 METCS 050 08 01 DRG CE 001 REV P04 received 31/10/2023

NORTHERN BUND DRAINAGE PLAN - SHEET 2 OF 2 22304 METCS 050 08 01 DRG CE 002 REV P04 received 31/10/2023

SOUTH BOUND CROSS SECTIONS - CL1 CH 60.00 TO 93.37 - SHEET 04 OF 12 22304 METCS 060 08 01 DRG CE 004 REV P04 received 31/10/2023

NORTH BOUND CROSS SECTIONS - CL2 CH 0.00 TO 95.00 - SHEET 05 OF 12 22304 METCS 060 08 01 DRG CE 005 REV P03 received 31/10/2023

NORTH BOUND CROSS SECTIONS - CL2 CH 100.00 TO 195.00 - SHEET 06 OF 12 22304 METCS 060 08 01 DRG CE 006 REV P03 received 31/10/2023

NORTH BOUND CROSS SECTIONS - CL2 CH 200.00 TO 265.00 - SHEET 07 OF 12 22304 METCS 060 08 01 DRG CE 007 REV P03 received 31/10/2023

LONG SECTIONS SOUTH BUND ALIGNMENT - CL1 - SHEET 08 OF 11 22304 METCS 060 08 01 DRG CE 008 REV P02 received 31/10/2023

LONG SECTIONS NORTH BUND ALIGNMENT - CL2 SHEET 09 OF 11 22304 METCS 060 08 01 DRG CE 009 REV P03 received 31/10/2023

LONG SECTIONS NORTH BUND ALIGNMENT - CL2 SHEET 10 OF 11 22304 METCS 060 08 01 DRG CE 010 REV P03 received 31/10/2023

LONG SECTIONS ALIGNMENT - CL2, F1, F2 - SHEET 11 OF 11 22304 METCS 060 08 01 DRG CE 011 REV P03 received 31/10/2023

LONG SECTIONS ALIGNMENT - 1 - SHEET 12 OF 12 22304 METCS 060 08 01 DRG CE 012 REV P03 received 31/10/2023

SOUTHERN BUND EARTHWORKS - SHEET 1 OF 12 22304 METCS 060 08 01 DRG CE 001 REV P04 received 31/10/2023

NORTHERN BUND EARTHWORKS - SHEET 2 OF 12 22304 METCS 060 08 01 DRG CE 002 REV P04 received 31/10/2023

SOUTH BOUND CROSS SECTIONS - CL1 CH - 0.00 TO 55.00 - SHEET 03 OF 12 22304 METCS 060 08 01 DRG CE 003 REV P03 received 31/10/2023

OVERALL SITE PLAN LP-BDP-ZZ-00-DR-L-900001_P04 received 18/03/2024

EAST DULWICH ROAD GENERAL ARRANGEMENT SHEET 1 OF 2 LP-BDP-ZZ-00-DR-L-900101_P04 received 18/03/2024

EAST DULWICH ROAD GENERAL ARRANGEMENT SHEET 2 OF 2 LP-BDP-ZZ-00-DR-L-900102_P04. received 18/03/2024

NORTHERN BUND GENERAL ARRANGEMENT SHEET 1 OF 2 LP-BDP-ZZ-00-DR-L-900103_P04 received 18/03/2024

NORTHERN BUND GENERAL ARRANGEMENT SHEET 2 OF 2 LP-BDP-ZZ-00-DR-L-900104_P03 received 18/03/2024

SOUTHERN BUND GENERAL ARRANGEMENT LP-BDP-ZZ-00-DR-L-900105_P03 received 18/03/2024

EXISTING FEATURES TO BE REMOVED PLAN LP-BDP-ZZ-00-DR-L-900106_P03 received 18/03/2024

CONSTRUCTION DETAILS LP-BDP-ZZ-00-DR-L-900501_P04 received 18/03/2024

Permission is subject to the following Pre-Commencements Conditions

2. No development shall take place until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

A detailed specification of construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;

Site perimeter continuous automated noise, dust and vibration monitoring;

Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;

Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.);

A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;

Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations; and

A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London.

All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed 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 Policies P50 (Highway impacts), P56 (Protection of amenity), P62 (Reducing waste), P64 (Contaminated land and hazardous substances), P65 (Improving air quality) and P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan 2022.

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

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

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

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

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

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted 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 2021, Policies G1 (Green infrastructure), G3 (Metropolitan Open Land), G6 (Biodiversity and access to nature) and G7 (Trees and woodlands) of the London Plan 2021 and Policies P56 (Protection of amenity), P57 (Open space), P59 (Green infrastructure), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

4. Prior to works commencing, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period.

Details of a management plan, responsibilities and maintenance schedules shall be submitted to and approved by the Local Planning Authority.

This shall include an irrigation schedule for all trees to ensure successful establishment.

For stem girths of up to 20cm the schedule shall be a minimum of three years, and five years for stem girths greater than 20cm. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

All tree planting shall be carried out in accordance with those details and at those times. All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 and BS: 4428 Code of practice for general landscaping operations; BS 8545:2014 Trees: from nursery to independence in the landscape; BS: 5837 (2012) Trees in relation to demolition, design and construction; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 03:2022 (EN) - Tree Planting Standard, and Trees and Design Action Group guidance.

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

Reason:

So that the Council may be satisfied that the proposed tree planting scheme is in accordance with Policies G1 (Green infrastructure), G5 (Urban greening) and G7 (Trees and woodlands) of the London Plan 2021 and Policies P13 (Design of places), P56 (Protection of amenity), P57 (Open space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

5. Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works, an archaeological watching brief, in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with the National Planning Policy Framework 2023 and Policy P23 (Archaeology) of the Southwark Plan 2022.

6. Before any work hereby authorised begins, a Landscape Management Plan, including long-term design objectives, management responsibilities and maintenance schedules, 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.

Reason:

To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site and to ensure the management of the public realm, in accordance with the National Planning Policy Framework 2023, Policies G1 (Green infrastructure), G5 (Urban greening), G6 (Biodiversity and access to nature) and D8 (Public realm) of the London Plan 2021 and Policies P59 (Green infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

Permission is subject to the following Grade Conditions

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

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

Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the council may be satisfied with the details of the landscaping scheme, in accordance with the National Planning Policy Framework 2021, Policies G1 (Green infrastructure), G3 (Metropolitan Open Land), G4 (Open space), G6 (Biodiversity and access to nature) and G7 (Trees and woodlands) of the London Plan 2021 and Policies P56 (Protection of amenity), P57 (Open space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

8. Before any above grade work hereby authorised begins, detailed drawings of permanent education signage shall be submitted to and approved in writing by the Local Planning Authority. The signage shall be retained for the duration of the use.

Reason:

To ensure educational signage is incorporated suitably within the development in accordance with the National Planning Policy Framework 2023, Policy D4 (Delivering good design) of the London Plan 2021 and Policy P15 (Design quality) of the Southwark Plan 2022.

9. Before any above grade work hereby authorised begins, details of bat boxes shall be submitted to and approved in writing by the Local Planning Authority.

No less than 8 bat boxes shall be provided and the details shall include the exact location, specification and design of the habitats. The bat boxes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework 2023, Policies G1 (Green infrastructure), G5 (Urban greening) and G6 (Biodiversity and access to nature) of the London Plan 2021 and Policies P59 (Green infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

10. Before any above grade work hereby authorised begins, details of invertebrate features (to include stag beetle loggeries) shall be submitted to and approved in writing by the Local Planning Authority.

No less than 4 invertebrate features shall be provided and the details shall include the exact location, specification and design of the habitats. Bee bricks and/or invertebrate hotels 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 features shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework 2023, Policies G1 (Green infrastructure), G5 (Urban greening), G6 (Biodiversity and access to nature) of the London Plan 2021 and Policies P59 (Green infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

11. Before any above grade work hereby authorised begins, details of bird boxes shall be submitted to and approved in writing by the Local Planning Authority.

No less than 9 bird boxes shall be provided and the details shall include the exact location, specification and design of the bird boxes. Three of the boxes should be open fronted bird boxes, three should have 32mm entrance holes and three with 26mm entrance holes. The boxes shall be installed on mature trees.

The bird boxes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with National Planning Policy Framework 2023, Policies G1 (Green infrastructure), G5 (Urban greening), G6 (Biodiversity and access to nature) of the London Plan 2021 and Policies P59 (Green infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

Permission is subject to the following Compliance Condition

12. The mitigation measures set out in the Ecological Walkover Survey (Betts

Ecology and Estates 6708/HAUD October 2018) and the Preliminary Ecological Appraisal North Triangle (Simlaw SE24-2261 V.01 March 2024) shall be implemented in full prior to the new development being first brought into use, or in accordance with the timetable detailed in the approved

Reason:

To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with the National Planning Policy Framework 2021, Policies G1 (Green infrastructure), G3 (Metropolitan Open Land), G4 (Open space), G6 (Biodiversity and access to nature) and G7 (Trees and woodlands) of the London Plan 2021 and Policies P56 (Protection of amenity), P57 (Open space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

Permission is subject to the following Special Conditions

13. Part 1: All Arboricultural Supervisory elements are to be undertaken in accordance with the approved Arboricultural Method Statement site supervision key stages (BS: 5837 (2012)) for this site, as evidenced through signed sheets and photographs.

Part 2: The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in tree protection condition shall be submitted for approval in writing by the Local Planning Authority within 28 days of completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained project or pre-appointed tree specialist.

Works shall comply to BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) - Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard.

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with Policies G1 (Green infrastructure), G5

(Urban greening) and G7 (Trees and woodlands) of the London Plan 2021 and Policies P13 (Design of places), P56 (Protection of amenity), P57 (Open space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

14. Within one year of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works to their completion.

Reason:

In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with the National Planning Policy Framework 2023 and Policy P23 (Archaeology) of the Southwark Plan 2022.

15. If more than one season passes between the most recent bat survey and the commencement of demolition and/or tree works, an updated bat survey must be undertaken immediately prior to demolition or tree works by a licensed bat worker. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of demolition and/or tree works.

Reason:

To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act (1981) (as amended).

16. If any lighting is proposed, prior to installation a bat friendly Lighting Plan shall be submitted to and approved by the Local Planning Authority.

The recommended lighting specification using LED's (at 3 lux) because they have little UV. The spectrum recommended is 80% amber and 20% white with a clear view, no UV, horizontal light spread ideally less than 70° and a timer.

If required a 3D plan of the illumination level should be supplied so the Local Planning Authority can assess potential impact on protected species.

Reason:

To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act (1981), (as amended), and because bats are known to be active in vicinity of the development site.

APPENDIX 2

Relevant planning history

19/AP/5692	Proposed landscape and environmental improvements with public access improvements and the construction of 2 x shallow embankments along the length of the northern and western boundaries of the common and park, associated underground drainage chambers	Granted 24 March 2020
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Relevant Planning Policies

National Planning Policy Framework (the framework)

The revised National Planning Policy Framework ('NPPF') was published December 2023 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. Paragraph 218 states that the policies in the Framework are material considerations, which should be taken into account in dealing with applications.

The relevant chapters from the Framework are:

- Chapter 2 Achieving sustainable development
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment
- Chapter 16 Conserving and enhancing the historic environment

The London Plan 2021

On 2 March 2021, the Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. The relevant policies are:

- Policy HC1 Heritage conservation and growth
- Policy G1 Green infrastructure
- Policy G3 Metropolitan Open Land
- Policy G4 Open space
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage

Southwark Plan 2022

The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036. The relevant policies are:

- Policy P13 Design of places

- Policy P20 Conservation areas
- Policy P21 Conservation of the historic environment and natural heritage
- Policy P23 Archaeology
- Policy P56 Protection of amenity
- Policy P57 Open space
- Policy P59 Green infrastructure
- Policy P60 Biodiversity
- Policy P61 Trees
- Policy 68 Reducing flood risk

Consultation undertaken

Site notice date: 21/04/2023

Case officer site visit date: 21/04/2023

Internal services consulted:

Flood Risk Management & Urban Drainage

Ecology

Archaeologist

Design and Conservation Team

Urban Forester

Arboricultural Services

Parks and Cemeteries Team

Statutory and non-statutory organisations

Environment Agency

Neighbour and local groups consulted:

The Peckham Society

Friends of Peckham Rye

APPENDIX 5

Consultation responses received

Internal services:

Ecology

Archaeologist

Design and Conservation Team

Urban Forester

Arboricultural Services

Parks and Cemeteries Team

Statutory and non-statutory organisations:

Environment Agency

Neighbour and local groups consulted:

Friends of Peckham Rye