

Committee	PLANNING COMMITTEE A	
Report Title	Sydenham School, Dartmouth Road, London SE26 4RD	
Ward	Forest Hill	
Contributors	Suzanne White	
Class	PART 1	12.03.15

<u>Reg. Nos.</u>	DC/14/87189
<u>Application dated</u>	08.04.14 (final revisions dated 17.02.15)
<u>Applicant</u>	Lewisham Schools for the Future LEP/Costain
<u>Proposal</u>	Erection of 4 no. external lighting columns of 8metres in height to provide additional lighting of Multi Use Games Area at Sydenham School, Dartmouth Road, SE26.
<u>Applicant's Plan Nos.</u>	SG-BWL-E-S-E0-L-90004, KL3695, D22012, Light fitting 'Scorpius' and 'Sport 7' specification, Kingfisher lighting column specification, External Lighting Assessment, Planning Statement Covering Letter, Bat Survey Report (September 2014), Lighting Letter Statement (January 2015).
<u>Background Papers</u>	(1) Case File LE/458/A/TP (2) Local Development Framework Documents (3) The London Plan
<u>Designation</u>	Undesignated. Existing school site (Use Class D1).
<u>Screening</u>	N/A

1.0 **Property/Site Description**

- 1.1 This application relates to part of Sydenham School, which is located on the north-western side of Dartmouth Road, at its junction with Cheseman Street. The main school building is a three-storey Edwardian building which fronts Dartmouth Road. There is also a five-storey building fronting Dartmouth Road and Cheseman Street. The site is presently the subject of extensive construction works, which will in time involve the demolition of the 5 storey building.
- 1.2 The part of the school site to which the application relates is to the rear of the main school building, in the western portion of the site. The application site is located within the construction compound and is presently used for the storage of materials relating to the construction works, though has permission for the laying out of a Multi-use Games Area (MUGA) with associated fencing. The MUGA floodlighting is due to be provided as part of the current construction works.

- 1.3 Directly north of the application site is an existing sports court in the school's use. Beyond the school boundary to the northeast are the rear gardens of residential properties in Radlet Avenue and Round Hill.
- 1.4 The site is not located in a conservation area and there are no listed buildings either on site or in the immediate vicinity.

2.0 Planning History

- 2.1 1992: p.p. for the erection of a single storey prefabricated building at Sydenham Girls School Dartmouth Road SE26 for use as a drama classroom.
- 2.2 1994: p.p. for the provision of 5 additional car parking spaces at Sydenham Girls School Street of a 1.8m high close boarded timber fence along part of the Dartmouth Road frontage link fence on top of the existing dwarf brick wall along the Cheseaman Street frontage and the formation of a new path.
- 2.3 2009: p.p. for the provision of a covered cycle stand for 40 cycles adjacent to the front entrance gates of Sydenham School, Dartmouth Road SE26.
- 2.4 Aug 2012: p.p. for the construction of a temporary two storey building to provide teaching and administration facilities, associated offices, storage accommodation and toilets.
- 2.5 Oct 2012: p.p. for demolition of existing buildings with the exception of the original c1917 main school building (Block G) which will undergo reconfiguration and refurbishment works, together with the construction of up to four storey plus lower ground floor buildings, comprising (9042 sq m) D1 floor space with internal linkages, new pedestrian entrance, alterations to the existing vehicle entrance and exit routes, new car park to provide 60 car parking spaces, cycle spaces, associated landscaping to include hard play area, ball courts and associated facilities including 2 external amphitheatres, installation of external lighting, solar panels and the construction of green and brown roofs.
- 2.6 May 2013: non-material amendment approved for changes to the elevations including panel detailing, movement and alterations to windows and doors and inclusion of a pond as approved under the p.p. dated Oct 2012.

3.0 Current Planning Application

The Proposals

- 3.1 The current application seeks full planning permission for the erection of 4 no. external lighting columns of 8metres in height to provide additional lighting of the Multi Use Games Area.
- 3.2 The Multi Use Games Area (MUGA) was approved as part of the planning permission (DC/12/80654/X) dated October 2012 and which is now under construction. The Officer's Report to Committee for that application stated that floodlighting was proposed to the MUGA, however this was subsequently amended by an Addendum Report which stated that no floodlighting was proposed to the MUGA. The installation of floodlighting to the MUGA has not therefore been considered previously.

- 3.3 The application scheme consists of the erection of 4 x 8m lighting columns, placed in each corner of the approved MUGA. There would be 2 light fittings at the top of each column. The dimensions of the lighting fittings would be 0.6m (l) x 0.42m (h) x 0.54m (w).
- 3.4 It is understood that the floodlit MUGA will be available for use by the school and public during the evenings and at weekends.
- 3.5 No changes are proposed to the amenity and security lighting across the wider site, which are shown on the proposed plans and already have approval under the 2012 permission.

4.0 Consultation

- 4.1 This section outlines the consultation carried out by the Council following the submission of the application and summarises the responses received. The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.
- 4.2 Site notices were displayed and letters were sent to residents and businesses in the surrounding area and the relevant ward Councillors.
- 4.3 Objections were received from 4 local residents. The points raised can be summarised as follows:
- Concern over height of columns. Request shorter alternatives.
 - Concern over impact on amenity caused by lighting left on late at night, which is in addition to a car park and lighting nearby on the school site
 - Concern over strength of floodlights and possibility of light pollution to properties on Round Hill to the north which are elevated in relation to the MUGA, particularly during the winter when trees are bare.
 - Previous use of the site for netball and tennis courts did not include floodlighting and therefore was not used late in the evenings
 - Concern that floodlights will impact on amenity, privacy, possessions and quality of life
 - Object to inclusion of floodlighting in this area, which was not proposed in the original application. Concern that it is a 'Fait Accompli'
 - Misleading pre-application consultation by applicant
 - Lighting survey needs to be updated to include this area
 - Increased noise and air pollution arising from additional use of area and traffic accessing the site
 - Proposal would be contrary to Article 8 of the Human Rights Act in relation to peaceful enjoyment of the home

- Should the application be approved, request a restriction on the operation of the floodlights to between 10am and 9pm only Monday- Saturday and not at all on Sunday.
- Suggest additional landscaping to the boundary to screen the floodlighting from residential properties.

4.4 The Council's Environmental Health, Highways and Ecological Regeneration Departments were also consulted.

4.5 The Council's Environmental Health Officer has advised that the proposed lighting meets the necessary guidance levels with regards the lighting effects on nearby residential premises and therefore has not raised any objections to the lighting.

4.6 The Council's Ecological Regeneration Manager raised concerns, dated 31st July 2014, in respect of protected species. He advised that the mature trees bordering the application site may have features suitable for bat roosts and that, if this were the case, the lighting could have significant impact on those roosts. As a consequence, he advised that bat activity surveys were conducted during the months May - September by a CIEEM registered consultant in order to determine if and how bats are using the northern boundary of the site and specify mitigation as appropriate.

4.7 Following receipt of a Bat Survey Report, the Ecological Regeneration Manager advised as follows:

"I am happy to concede that the proposed lighting will not have a significant adverse impact to the trees to the north west (T3-T5). I am happy that a reasonable effort has been made to determine that there are no roosts in T1 & T2 so in this respect there is no legal barrier to consenting to the lighting scheme.

Please note that there was low to moderate bat activity recorded in the vicinity of T1 & T2 and the consultant has stated that if the appropriate mitigation measures proposed are adopted then the current development plans would be compliant with relevant legislation and planning policy in relation to bats.

I foresee the problem is that the best practice recommendations that the consultant proposes [in 7.1.1] from i. ii. iii. etc through to x. is unachievable in respect the lighting specification that the applicant is submitting.

If you discover that it will indeed comply and that the applicant is willing to incorporate the additional biodiversity enhancement as recommended then I would support this application, in principle."

4.8 A further statement received from the applicant responds to this point and is discussed in Section 6 below.

4.9 No comments were received from the Highways Authority.

5.0 **Policy Context**

Introduction

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-
- (a) the provisions of the development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.

A local finance consideration means:

- (a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown, or
- (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL)

- 5.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for Lewisham comprises the Core Strategy, the Development Management Local Plan, the Site Allocations Local Plan and the Lewisham Town Centre Local Plan, and the London Plan. The NPPF does not change the legal status of the development plan.

National Planning Policy Framework

- 5.3 The NPPF was published on 27 March 2012 and is a material consideration in the determination of planning applications. It contains at paragraph 14, a 'presumption in favour of sustainable development'. Annex 1 of the NPPF provides guidance on implementation of the NPPF. In summary, this states in paragraph 211, that policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the NPPF. At paragraphs 214 and 215 guidance is given on the weight to be given to policies in the development plan. As the NPPF is now more than 12 months old paragraph 215 comes into effect. This states in part that '...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'.
- 5.4 Officers have reviewed the Core Strategy for consistency with the NPPF and consider there is no issue of significant conflict. As such, full weight can be given to these policies in the decision making process in accordance with paragraphs 211, and 215 of the NPPF.

Other National Guidance

- 5.5 The other relevant national guidance is:

Light pollution

Natural Environment

Noise

Open space, sports and recreation facilities, public rights of way and local green space

Use of Planning Conditions

London Plan (July 2011)

5.6 The London Plan policies relevant to this application are:

Policy 1.1 Delivering the strategic vision and objectives for London

Policy 2.9 Inner London

Policy 3.18 Education facilities

Policy 3.19 Sports facilities

Policy 7.19 Biodiversity and access to nature

Core Strategy

5.7 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the Site Allocations, the London Plan and the saved policies of the Unitary Development Plan, is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Lewisham Core Strategy as they relate to this application:

Spatial Policy 5 Areas of Stability and Managed Change

Core Strategy Policy 12 Open space and environmental assets

Core Strategy Policy 15 High quality design for Lewisham

Core Strategy Policy 19 Provision and maintenance of community and recreational facilities

Core Strategy Policy 20 Delivering educational achievements, healthcare provision and promoting healthy lifestyles

Development Management Local Plan

5.8 The Development Management Local Plan was adopted by the Council at its meeting on 26 November 2014. The Development Management Local Plan, together with the Site Allocations, the Lewisham Town Centre Local Plan, the Core Strategy and the London Plan is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Development Management Local Plan as they relate to this application:

DM Policy 1 Presumption in favour of sustainable development

DM Policy 24 Biodiversity, living roofs and artificial playing pitches

DM Policy 26 Noise and vibration

DM Policy 27 Lighting

DM Policy 30 Urban design and local character

DM Policy 41 Innovative community facility provision

6.0 Planning Considerations

6.1 The main issues to be considered in respect of this application are:

- a) Principle of Development
- b) Education and Sports Provision
- c) Impact on Adjoining Properties
- d) Design
- e) Biodiversity
- f) Highways and Traffic Issues

Principle of Development

6.2 The site is not subject to any constraints that would preclude this form of development. It is an established school site, with existing sports facilities. The addition of lights associated with those sports facilities is considered acceptable in principle, subject to an assessment of their impact on residential amenity and biodiversity and the specification of appropriate mitigation if required. These matters are considered below.

Education and Sports Provision

6.3 The provision of new and enhanced sports facilities is supported at all levels of planning policy. London Plan Policy 3.18 Education supports the provision of new and enhanced education facilities and encourages development proposals which maximise the extended or multiple use of education facilities.

6.4 The corresponding Core Strategy Policy 20 supports the Local Education Authority's programmes to improve all schools within the Borough.

6.5 Policy 3.19 of the London Plan relates to sports facilities and aims to increase participation in, and tackle inequality of access to, sport and physical activity in London. The policy advises that development proposals that increase or enhance the provision of sports and recreation facilities should be supported. Moreover, multi-use public facilities should be encouraged. Specifically in relation to floodlighting of sports facilities, the Policy states that:

"The provision of floodlighting should be supported in areas where there is an identified need for sports facilities to increase sports participation opportunities, unless the floodlighting gives rise to demonstrable harm to local community or biodiversity".

6.6 Core Strategy Policy 19 states that the Council will work with its partners to ensure that a range of education, sports and leisure facilities are provided, protected and enhanced across the borough. The policy goes on to state that the preferred location for such facilities will be in areas that are easily accessible by public transport and close to town centres. Multi-use facilities will be encouraged.

6.7 There is therefore considerable support in planning policy for the increased supply of, and access to, sports facilities, including floodlighting where appropriate.

Impact on Adjoining Properties

i) Light spill

6.8 Development Management Plan Policy 27 deals specifically with lighting and requires applicants to protect local character, residential amenity and the wider public, biodiversity and wildlife from light pollution and nuisance, by taking appropriate measures in lighting design and installation in line with the Institute of Lighting Professionals' Guidance Notes for the Reduction of Obstructive Light (2011) to control the level of illumination, glare, spillage of light, angle and hours of operation.

6.9 The distance from the nearest floodlight to the rear elevation of the closest residential property (No. 19 Radlet Avenue) would be 30metres.

6.10 The proposed floodlighting is supported by an External Lighting Assessment and a light spill diagram. The Assessment concludes that the lighting proposed has been designed to follow the Guidance notes for the reduction of obtrusive light (GN01) produced by The Institution of Lighting Engineers.

6.11 The Report identifies that the light fittings proposed have been specified to minimise the upward spread of light and to reduce light spill and glare to neighbouring properties.

6.12 The light spill diagram shows that a degree of light spill will extend into a small part of the rear gardens of No. 13-17 Radlet Avenue. The diagram shows that this could be up to 50Lux in the garden of No.15, however the diagram does not take account of the planting on this boundary. Lux levels on the MUGA itself will range between 460-782Lux.

6.13 Lux is the measurement of light reaching a surface where 1 Lux is the amount of light from one candle one metre distant from a surface of 1 square metre. Secured by Design guidance provides the following reference points for Lux levels:

Situation	Lux level
<i>Sunny June day</i>	<i>80000 Lux</i>
<i>Bad light stopped play at Lords</i>	<i>1000 Lux</i>
<i>A well-lit office</i>	<i>500 Lux</i>
<i>Main road lighting</i>	<i>15 Lux</i>
<i>A residential side street</i>	<i>5 Lux</i>
<i>A clear moonlit night</i>	<i>0.2 Lux</i>

6.14 In respect of the floodlighting to the MUGA, the report concludes that the lighting specification complies with the Institute of Engineers guidance. It finds that the

light emission from the floodlights would satisfy the levels deemed appropriate in urban locations and, in fact, would also meet the more stringent standards specified for rural/dark locations. The report further notes that this assessment has not taken into account the existing planting on the boundary and therefore constitutes a worst case scenario.

6.15 The Council's Environmental Health Officer has reviewed the report and specifications submitted for the lighting and confirmed that it meets the required standards.

ii) Hours of operation

6.16 The amenity and security lighting will have an automatic shut off time of 11pm, which is the closing time of the school buildings. The applicant has sought the same time limit for the floodlights, however it is considered that an earlier time would be appropriate. This is on account of the height of these particular lights, their position close to residential boundaries and the appropriateness of managing activity levels in the interests of neighbouring amenity.

6.17 It is worth noting that the MUGA and other facilities at the school site can be used up to 11pm at night irrespective of whether this application is approved. This application will enable the MUGA to be used in the evenings outside of the summer months. Officers consider that a time limit of 10pm on operation of the floodlights would be appropriate in order to protect the amenity of neighbouring occupiers. This has been discussed with the applicant, who has agreed, though they have advised that any further reduction could jeopardise the viability of public use of the facilities.

6.18 A condition has been attached in order to restrict the hours of usage of the floodlights.

iii) Noise

6.19 Concern has been raised with regard to noise generated by the operation of the facilities into the evening. The MUGA comprises a relatively small area of the school site. Although the sports hall and other buildings may be in use during the evening also, their operation up to 11pm has been set by a previous permission.

6.20 The car park adjoining the properties on Round Hill is the subject of a condition on the 2012 permission which restricts its hours of use so that no vehicles shall enter or leave between the hours of 23.00 hours and 06.00 hours on any day of the week.

6.21 The level of additional activity generated by the MUGA, over and above that of the sports hall, is considered likely to be low. Were noise levels to become unacceptable, the Council's Environmental Health Team has powers to serve notices on the school or operator to control this.

6.24 It is considered that the potential for noise of a level to cause a material loss of amenity to residential occupiers is low and outweighed by the benefits of the facilities to the local community as a whole.

Design

- 6.25 Concern has been raised regarding the number and height of the floodlighting columns. The application proposes 4 columns of 8metres in height.
- 6.26 The applicant has stated that this is the minimum number of columns that are required to adequately light the pitch and that their location has been carefully considered to provide adequate light levels to the pitch that are required to meet Sport England's standards. Similarly, they state that shorter columns would result in darker areas at the centre of the pitch which would render it unsuitable for use.
- 6.27 The columns are wider at the base (420mm) and taper (to 60.3mm) as they increase in height. They will each hold 2 no. light fittings.
- 6.28 It is accepted that 4 columns is the minimum required to light the MUGA. Although the columns would be 8metres in height, they will taper off as they increase in height, thereby minimising their bulk in views from the surrounding area. In the context of the fencing to the MUGA, the boundary planting and scale of the adjacent sports hall, it is considered that the design of the columns will not appear out of character within their context.

Biodiversity

- 6.29 The application site is not located near any designated wildlife sites, though there are trees on the boundary and in Baxter Park which could provide habitat.
- 6.30 The Council's Ecological Regeneration Manager raised concerns over the potential impact the lighting scheme may have on biodiversity, in particular with regard to bats, as it can act as a barrier for commuting and foraging. He requested that a survey was completed by a suitably qualified CIEEM ecologist.
- 6.31 London Plan Policy 3.19 and DM Policy 27 seek to ensure that new lighting proposals will not give rise to adverse impacts on biodiversity.
- 6.32 A Bat Survey Report dated September 2014 was submitted in response to the Ecological Regeneration Officer's comments. The scope of the survey included a ground level assessment of surrounding trees, two dusk / dawn surveys and monitoring of bat activity along the tree line to the north-west of the proposed MUGA. The surveys were carried out during August and September 2014.
- 6.33 The report concluded that the trees had negligible to moderate potential to support roosting bats. The dusk/dawn surveys showed very low/low incidental bat activity levels during three surveys and moderate bat activity levels during one survey in one location. The species recorded using the site were common pipistrelle bats, soprano pipistrelle bats and an unidentified pipistrelle bat species.
- 6.34 The affect of the lighting proposals will be to increase lux levels to 5 or less on the tree line to the north-west of the MUGA. The Bat Report states that this increase in lux levels is unlikely to have a significant affect on bats commuting and foraging behaviour, particularly as the north-western side of the tree line will be unaffected by the lighting proposals.
- 6.35 The report also notes that the only bat species group recorded using the site were pipistrelle bats which have been found to take advantage of the concentration of

insects around white street lights as a source of prey (BCT,2014). Therefore this species may be less affected than others by lighting proposals generally.

6.36 The Council's Ecological Regeneration Manager accepts the conclusions of the report and has advised that the scheme would be acceptable provided that the mitigation measures proposed in the Bat Report are implemented.

6.37 However, he did query whether the lighting specification would be able to meet these mitigation requirements. The applicant submitted a statement in response. The recommended mitigation measures and proposed response (in italics) are set out below :

i. Excessive lighting be avoided and the spread of light be minimised to ensure that only the task area is lit;

➤ *Floodlights with a hood have been selected to minimise light spill*

ii. The times that lights are on are limited and suit human as well as wildlife needs;

➤ *Hours of operation will be controlled by condition*

iii. For most sports and area lighting installations the use of luminaires with double asymmetric beams designed so that the front glazing is kept at or near parallel to the surface being lit should, if correctly aimed, ensure minimal obtrusive light;

➤ *Fittings are to be flat to ground*

iv. The height of lighting columns be considered carefully, as a lower mounting height can create more light spill or require more columns;

➤ *A relatively low mounting height of 8m is proposed, compared with the floodlighting that would be required for larger pitches, grounds etc*

v. Reflective surfaces beneath the lighting be avoided;

➤ *Not applicable as the MUGA surface is not reflective*

vi. Flat cut-off lanterns or accessories / hooded lighting should be used to shield or direct light only to where required;

➤ *Hooded light fittings are proposed*

vii. Narrow spectrum light sources and those that emit minimal ultra-violet light should be used to lower the range of species affected by lighting;

➤ *The lights have a low UV content*

viii. Light wavelengths (visible to the human eye between 390-700nm) should peak higher than 550 nm;

➤ *Peak wavelength is higher than 550nm*

ix. White and blue wavelengths of the light spectrum should be avoided to reduce insect attraction; and

➤ *A UV shield has been specified to reduce blue and green light*

x. Where white light sources are required, in order to manage the blue short wave length content they should be of a warm / neutral colour temperature <4,200 kelvin;

➤ *The colour temperature of the proposed lamp is 3500 kelvin (yellowish white/orange hue)*

6.38 The Council's Ecological Regeneration Manager has reviewed the proposed mitigation measures and confirmed that they are sufficient to ensure that any potential impact on biodiversity caused by the lighting is satisfactorily mitigated.

- 6.39 On the basis of the above measures, which will be secured by condition, it is considered that the level of illuminance and light spillage beyond the boundaries of the MUGA will be adequately controlled. It is proposed to limit the use of the floodlights so that they cannot be used between the hours of 10pm and 8am.
- 6.40 It is therefore concluded that with the appropriate measures in place the possible negative impact or harm to the protected specie or local biodiversity will be substantially lessened.

Highways and Traffic Issues

- 6.41 The application relates only to the MUGA floodlighting and therefore only traffic impacts associated with their use, which is likely to be greatest in the winter months, with some use in spring and autumn also. During the summer, the MUGA could be used up to 11pm under an existing permission. The highways and traffic impact was assessed at that time and deemed acceptable.
- 6.42 As the facilities are associated with evening and weekend use and the school's cycle and vehicular parking will be available to users, it is considered unlikely that the proposals would give rise to traffic or parking impacts.

7.0 Community Infrastructure Levy

- 7.1 The above development is not CIL liable.

8.0 Equalities Considerations

- 8.1 Section 149 of the Equality Act 2010 ("the Act") imposes a duty that the Council must, in the exercise of its functions, have due regard to:-
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and those who do not;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 8.2 The protected characteristics under the Act are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 8.3 The duty is a "have regard duty" and the weight to attach to it is a matter for the decision maker bearing in mind the issues of relevance and proportionality.
- 8.4 The planning issues set out above do not include any factors that relate specifically to any of the equalities categories set out in the Act, and therefore it has been concluded that there is no impact on equality.

9.0 Conclusion

- 9.1 This application has been considered in the light of policies set out in the development plan and other material considerations.

9.2 Officers consider that the proposed scheme will deliver community benefits by virtue of increasing access to sporting facilities, in accordance with London Plan Policies 3.18 and 3.19 and Core Strategy Policies 19 & 20. The facilities proposed are of a high standard, meeting Sport England specifications. The proposed lighting has been designed to limit light spillage, thereby minimising potential harm to neighbouring occupiers and biodiversity. This will be secured by limiting the hours of operation of the floodlights and restricting the lighting specification by condition.

9.3 For these reasons, the scheme is therefore considered acceptable and it is therefore recommended that planning permission be granted.

10.0 **RECOMMENDATION**

GRANT PERMISSION subject to the following conditions:-

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- (2) The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

SG-BWL-E-S-E0-L-90004, KL3695, D22012, Light fitting 'Scorpius' and 'Sport 7' specification, Kingfisher lighting column specification, External Lighting Assessment, Lighting Letter Statement and Bat Survey Report.

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

- (3) The floodlighting hereby approved shall not be operated between the hours of 10pm and 8am on any day of the week.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Policies DM 26 Noise and vibration and DM 27 Lighting of the Development Management Local Plan (November 2014).

- (4) The Lux levels generated by the floodlighting hereby approved shall not exceed those shown on submitted plans D22012 and SG-BWL-E-S-E0-L-90004.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 27 Lighting of the Development Management Local Plan (November 2014).

- (5) The floodlighting hereby approved shall be operated in accordance with the measures (I-X) listed in the approved Lighting Letter Statement dated 26th January 2015.

Reason: To comply with Policy 7.19 Biodiversity and access to nature conservation in the London Plan (2011), Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and Policies DM 24 Biodiversity, living roofs and artificial playing pitches and DM Policy 27 Lighting of the Development Management Local Plan (November 2014).

Informatives

- (1) **Positive and Proactive Statement:** The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in an amended form of development being agreed.