

Committee	PLANNING COMMITTEE (A)	
Report Title	FEATHERSTONE LODGE, ELIOT BANK SE23 3XE (Addendum Report)	
Ward	Forest Hill	
Contributors	Geoff Whittington	
Class	PART 1	Date: 23 April 2015

Reg. Nos. DC/14/86666

Application dated 14.04.2014

Applicant Savills on behalf of Hanover Housing Association

Proposal The demolition of the existing Gatehouse, Laundry and Glasshouse at Featherstone Lodge, Eliot Bank SE23 and the change of use of the main building from a drug rehabilitation project (Use Class C2) to residential use (Use Class C3) as a Senior Cohousing Development to provide 1 one-bedroom self-contained flat and 7 two-bedroom self-contained flats, plus communal areas in Featherstone Lodge, the construction of 2 two-bedroom, two-storey duplex houses on the site of the Gatehouse, the construction of 4, two-bedroom, two-storey houses on the site of the Glasshouse, the construction of 19 units comprising 11 one-bedroom self-contained flats and 8 two-bedroom self contained flats in a part two/part three/part four storey new block in the rear garden, the construction of a new roadway from Eliot Bank along the northern edge of the site, to the rear of houses at 1-13 (consecutive) Knapdale Close, together with the provision of parking for a total of 20 cars, the construction of a scooter store for 4 mobility scooters, the provision of cycle storage for 33 cycles, the felling of protected TPO trees and the provision of additional landscaping, including alterations to the carriageway and footpath in Eliot Bank.

Applicant's Plan Nos. 10-397_001 Rev E, 10-397_PL_002 Rev C, 10-397_PL_004 Rev B, 10-397_PL_005 Rev F, 10-397_PL_006 Rev L, 10-397_PL_007 Rev F, 10-397_PL_008 Rev F, 10-397_PL_009 Rev G, 10-397_PL_10 Rev D, 10-397_PL_011 Rev D, 10-397_PL_012 Rev D, 10-397_PL_013 Rev D, 10-397_PL_014 Rev C, 10-397_PL_015 Rev C, 10-397_PL_016 Rev C, DAT / 9.0, DAT / 9.1, DAT / 9.2, DAT / 9.3, DAT / 9.4 DAT / 9.5, DAT / 9.6, DAT / 9.7, DAT / 9.8, DAT / 9.9, DAT / 9.10, DAT / 9.11, DAT / 9.12, DAT / 9.13, DAT / 9.13, C100 Rev T2, C440 Rev T2, 245_FL_PL_L09 & Drawing 397 SK 181 Revision A - Relative levels / daylight to Knapdale Close, 397_SK_184 and 397_SK_185

Planning Statement, Design & Access Statement, Preliminary Construction Logistics Plan, Heritage Appraisal, Landscape Proposals, Flood Risk Assessment & Sustainable Drainage Strategy, Site Investigation Report,

Code for Sustainable Homes and BREEAM Report, Transport Statement, Bat Survey, Ecological Management Plan (Amended 7/4/14), Arboricultural Impact Assessment and Arboricultural Method Statement, Energy Statement, Wheelchair Housing Statement, Energy Statement Addendum (Peter Deer & Associates dated 3 July 2014), Letter from Paul Mew Associates dated 23 July 2014, & Assessment of Large Vehicle Traffic Movements During Construction (Conisbee - dated 16 Sep 2014), Traffic and Parking Executive Summary by Paul Mew Associates (Dec 2014

Background Papers

- (1) Case File LE/550/1/TP
- (2) Local Development Framework Documents
- (3) The London Plan (2015)
- (4) National Planning Policy Framework (NPPF)

Designation

Core Strategy - Existing Use

1.0 Background

- 1.1 This application was originally considered by Members at the meeting of Planning Committee (A) held on 4th December 2014. Members resolved to defer determination of the application to a future meeting of Planning Committee (A) in order for further information to be provided in relation to the transport impacts of the proposals, in regard to both the construction phase, including contamination remediation works, and the permanent / operational impacts, regarding the quantum of development on the site, the level of car parking provision, the adequacy of access / servicing arrangements and the effect on the unmade section of the highway in Eliot Bank.
- 1.2 Details were submitted to the Council and a further report was presented to Committee (A) on 29 January 2015. Members resolved to grant planning permission, subject to the completion of a satisfactory Section 106 Agreement covering a list of matters.
- 1.3 Negotiations were held between the applicant and officers, however the S106 Agreement was not completed prior to the implementation of the Lewisham CIL on 1st April 2015. Consequently, officers have undertaken a reassessment to acknowledge the CIL requirements, which will be addressed in this addendum report.

2.0 Considerations

- 2.1 The principal of the acceptability of this development was agreed by members at Committee on the 29 January 2015. However the resolution passed by members on that date is now incapable of being implemented due to the change in the law in relation to CIL. This report sets out the details of those changes and asks that members make a fresh resolution that is capable of implementation..

Approved Scheme

- 2.2 The scheme approved on 29 January 2015 proposed planning obligations that would be secured within the S106 Agreement to mitigate the impact of the development.
- 2.3 The scheme proposed 30% affordable housing, including seven Affordable Rent units, and three Shared Ownership units.
- 2.4 Financial contributions included;
- | | | |
|-----|---------------------------|--------------------|
| (1) | Education: | £25,174.21 |
| (2) | Health: | £42,900. |
| (3) | Leisure: | £26,843.68 |
| (4) | Employment Training | £11,250.00 |
| (5) | Libraries: | £6,385.50 |
| (6) | Community Centres / Halls | £ 3,978.80 |
| (7) | Parks/Gardens/Open Space | £29,716.07 |
| (8) | Highways | £13,000.00 |
| | <u>Total</u> | <u>£159,248.26</u> |

- 2.5 In addition, a 35% reduction in CO2 emissions against 2013 Building Regs or carbon offset contribution was to be secured within the S106 Agreement, in addition to the provision of a car club parking space and a contribution to enable highway works to create a ramped access to the site from the highway.
- 2.6 Officers considered the obligations outlined above to be satisfactory to make the development acceptable in planning terms, whilst meeting the three legal tests as set out in the Community Infrastructure Levy Regulations (April 2010).

Lewisham CIL

- 2.7 On April 1st 2015, the Lewisham CIL was formally implemented, and is chargeable on the net additional floorspace (gross internal area) of all new development apart from that exempt under Part 2 and Part 6 of the Community Infrastructure Levy Regulations 2010 (as amended). The amount to be charged for each development will be calculated in accordance with Regulation 40 of the 2010 Regulations (as amended).
- 2.8 The development was granted permission in January 2015, however as the S106 Agreement was not completed before April 1st, the scheme is therefore subject to a Lewisham CIL charge, in addition to S106 obligations and the Mayoral CIL.
- 2.9 The site falls within the Zone 2 designation whereby a charge of £70 per sq.m would be applicable for residential development.
- 2.10 At this stage it is difficult to calculate an accurate final CIL charge as the figure would fluctuate depending upon when development commences and indexation is applied. In addition, the CIL Regulations allows for an apportion of the amount of

communal development to the affordable element, whereby social housing relief may be applicable before commencement.

- 2.11 The initial estimated CIL charge calculation undertaken by officers is £110k. When deducting the social housing relief, the figure is reduced to approximately £81k. The relevant indexation has been applied in the calculation, however the total charge is subject to change for the reasons outlined in para.2.10.
- 2.12 The scheme would maintain the 30% provision of affordable units as previously approved. The applicant's viability has since been independently assessed, and it was considered that a 30% provision would be reasonable, despite the overall reduction in charge. Officers therefore consider the affordable provision to be acceptable.
- 2.13 A number of the more generic obligations that initially formed part of the S106 cannot by law now form part of the S106 as they fall within the charge to be made under Lewisham's CIL These include the contributions towards:
- Education;
 - Health;
 - Leisure;
 - Libraries;
 - Community centres / halls;
 - Contributions to parks/gardens/open space.
- 2.14 Site specific obligations can still be secured within the S106 Agreement, these include affordable housing, employment training and age eligibility criteria.
- 2.15 In addition a site specific financial contribution of £13,000 toward highways works for the removal of steps and the creation of a ramped access to the Land from the highway at Eliot Bank would also be secured within the S106.

3.0 Conclusion

- 3.1 Officers maintain support to the redevelopment of Featherstone Lodge, however it is necessary to present back to Committee as the S106 Agreement relating to the approved scheme was not completed prior to implementation of the Lewisham CIL on 1st April and cannot now be completed in the form originally approved by members.
- 3.2 A number of the obligations that were agreed in principle will remain applicable, albeit those considered as 'infrastructure' will now be liable to the Lewisham CIL and cannot be contained in a S106. The overall CIL payment would be calculated once the approved redevelopment works commence, and indexation is applied.
- 3.3 Therefore subject to the imposition of planning conditions, and the completion of a Section 106 Agreement in the amended form it is recommended that permission is granted.

4.0 **RECOMMENDATIONS**

RECOMMENDATION (A):

4.1 To agree the proposals and authorise the Head of Law to complete a legal agreement under Section 106 of the 1990 Act (and other appropriate powers) to cover the following principal matters:-

- affordable housing;
- the provision of a car club parking space for use by the car club;
- contributions of employment / training;
- contribution for the highway works
- contribution to carbon offset or demonstrate 35% reduction in CO2 emissions against 2013 Building Regs;
- obligations to secure age eligibility criteria;
- legal and monitoring costs.

RECOMMENDATION (B):

4.2 Upon the completion of a satisfactory Section 106 Agreement, in relation to the matters set out above, authorise the Head of Planning to 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:-

10-397_001 Rev E, 10-397_PL_002 Rev C, 10-397_PL_004 Rev B, 10-397_PL_005 Rev F, 10-397_PL_006 Rev L, 10-397_PL_007 Rev F, 10-397_PL_008 Rev F, 10-397_PL_009 Rev G, 10-397_PL_10 Rev D, 10-397_PL_011 Rev D, 10-397_PL_012 Rev D, 10-397_PL_013 Rev D, 10-397_PL_014 Rev C, 10-397_PL_015 Rev C, 10-397_PL_016 Rev C, DAT / 9.0, DAT / 9.1, DAT / 9.2, DAT / 9.3, DAT / 9.4 DAT / 9.5, DAT / 9.6, DAT / 9.7, DAT / 9.8, DAT / 9.9, DAT / 9.10, DAT / 9.11, DAT / 9.12, DAT / 9.13, DAT / 9.13, C100 Rev T2, C440 Rev T2, 245_FL_PL_L09 & Drawing 397 SK 181 Revision A - Relative levels / daylight to Knapdale Close

Planning Statement, Design & Access Statement, Preliminary Construction Logistics Plan, Heritage Appraisal, Landscape Proposals, Flood Risk Assessment & Sustainable Drainage Strategy, Site Investigation Report, Code for Sustainable Homes and BREEAM Report, Transport Statement, Bat Survey, Ecological Management Plan (Amended 7/4/14), Arboricultural Impact Assessment and Arboricultural Method Statement, Energy Statement, Wheelchair Housing Statement, plus Energy Statement Addendum (Peter Deer & Associates dated 3 July 2014), Letter from Paul

Mew Associates dated 23 July 2014, & Assessment of Large Vehicle Traffic Movements During Construction (Conisbee - dated 16 Sep 2014).

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.

Pre Commencement Conditions

Local Labour

- (3) (i) No development shall commence on site until a local labour strategy has been submitted to and approved in writing by the local planning authority. The strategy shall include (but is not limited to):-
- (a) Proposals to achieve a target of fifty per cent (50%) local people and local businesses as employees contractors and sub-contractors during the construction of the Development.
 - (b) A commitment to working with the local planning authority's local labour and business coordinator.
 - (c) Routes to employment, including direct access to employment opportunities at the development and addressing wider barriers to employment.
 - (d) Early warnings within the local planning authority's area of contracts to be let at the development.
 - (e) The number and type of jobs to be created and the skill requirements in relation to those jobs.
 - (f) Recommended training routes to secure jobs.
 - (g) Proposals to encourage diversity in the workforce.
 - (h) Measures to encourage local businesses to apply for work in relation to the development.
 - (i) Training opportunities and employment advice or programmes and employment and training brokerage arrangements.
 - (j) Provision of opportunities for modern apprenticeships including the number and type of apprenticeships available.
 - (k) Provision of opportunities for school leavers, older people and those who have been out of work for a long period.
 - (l) Provision of work experience for local people during the construction of the development including the number of weeks available and associated trades.
 - (m) Provision of childcare and employee assistance to improve working environments.
 - (n) Interview arrangements for jobs.
 - (o) Arrangements for working with schools and colleges.
 - (p) Measures to encourage local people into end use jobs.
 - (q) Targets for monitoring the effectiveness of the strategy including but not limited to the submission of monitoring information to the local planning authority on a monthly basis giving details of:-
 - The percentage of the on-site workforce which are drawn from persons whose normal residence is within the Lewisham borough.

- Social and demographic information of all contractors, sub contractors, agents, and employers engaged to undertake the construction of the development.
 - Number of days of work experience provided.
 - Number of apprenticeships provided.
- (ii) The strategy approved by the local planning authority under part (i) shall be implemented in its entirety and distributed to all contractors, sub-contractors, agents and employers engaged in the construction of the development.
- (iii) Within three months of development commencing and quarterly thereafter until the development is complete, evidence shall be submitted to demonstrate compliance with the approved strategy and monitoring information submitted to the local planning authority in writing, giving the social and demographic information of all contractors, sub-contractors, agents and employers engaged to undertake the construction of the development.

Reason: In order that the local planning authority may be satisfied that the development makes appropriate provision for local labour and delivers jobs to supports sustainable development in accordance with the National Planning Policy Framework (2012) and to comply with Core Strategy Policy 21 Planning Obligations in the Core Strategy (2011).

Construction Management Plan

- (4) No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. Construction shall only take place in accordance with the approved Plan. The Plan shall include but not be limited to details of:-
- i) Structural assessment of the unadopted/unmade section of Eliot Bank to identify suitability for construction traffic with any required measures necessary to be carried out prior to commencement of development;
 - ii) condition survey of Eliot Bank, and assessment of potential remediation measures and reinstatement in the event of any damage during construction;
 - iii) construction traffic movements and traffic management measures, in order to rationalise travel and traffic routes to and from the site, including full details of the number and time of construction vehicle trips to the site, with the intention of reducing the impact of construction-related activity;
 - iv) details of pedestrian routes and measures to ensure safe pedestrian access to the site and other premises in Eliot Bank and Julian Taylor Path;
 - v) location of loading / unloading areas, and storage of plant and materials and site accommodation;
 - vi) details of on-site parking provision for construction workers;
 - vii) hours of construction including times of deliveries (to be arranged to avoid opening hours for the rear gate into Eliot Bank School);
 - viii) the location and operation of plant and wheel washing facilities;

- ix) measures to control the emission of dust and dirt during demolition and construction;
- x) details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process;
- xi) security management, including the erection and maintenance of security hoarding;
- xii) demolition including a method statement and provision for the attendance of a bat ecologist.
- xiii) details of the training of site operatives to follow the Construction Management Plan requirements;

Reason: In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and in order to ensure satisfactory vehicle and pedestrian management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), and Policy 5.3 Sustainable design and construction, Policy 6.3 Assessing effects of development on transport capacity and Policy 7.14 Improving air quality of the London Plan (2015).

Contamination Remediation

- (5) (a) No development (including demolition of existing buildings and structures) shall commence until each of the following have been complied with:-
 - (i) A desk top study and site assessment to survey and characterise the nature and extent of contamination and its effect (whether on or off-site) and a conceptual site model have been submitted to and approved in writing by the local planning authority.
 - (ii) A site investigation report to characterise and risk assess the site which shall include the gas, hydrological and contamination status, specifying rationale; and recommendations for treatment for contamination. encountered (whether by remedial works or not) has been submitted to and approved in writing by the Council.
 - (iii) The required remediation scheme implemented in full.
- (b) If during any works on the site, contamination is encountered which has not previously been identified (“the new contamination”) the Council shall be notified immediately and the terms of paragraph (a), shall apply to the new contamination. No further works shall take place on that part of the site or adjacent areas affected, until the requirements of paragraph (a) have been complied with in relation to the new contamination.
- (c) The development shall not be occupied until a closure report has been submitted to and approved in writing by the Council.

This shall include verification of all measures, or treatments as required in (Section (a) i & ii) and relevant correspondence (including other regulating authorities and stakeholders involved with the remediation works) to verify

compliance requirements, necessary for the remediation of the site have been implemented in full.

The closure report shall include verification details of both the remediation and post-remediation sampling/works, carried out (including waste materials removed from the site); and before placement of any soil/materials is undertaken on site, all imported or reused soil material must conform to current soil quality requirements as agreed by the authority. Inherent to the above, is the provision of any required documentation, certification and monitoring, to facilitate condition requirements.

Reason: To ensure that the local planning authority may be satisfied that potential site contamination is identified and remedied in view of the historical use(s) of the site, which may have included industrial processes and to comply with DM Policy 28 Contaminated Land of the Development Management Local Plan (November 2014).

Code for Sustainable Homes for Newbuild Residential Development

- (6) (a) The new buildings hereby approved shall achieve a minimum Code for Sustainable Homes Rating Level 4.
- (b) No development shall commence until a Design Stage Certificate for each residential unit (prepared by a Code for Sustainable Homes qualified Assessor) has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a).
- (c) Within 3 months of occupation of any of the residential units, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Code for Sustainable Homes qualified Assessor) to demonstrate full compliance with part (a) for that specific unit.

Reason: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan (2015) and Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

BREEAM

- (7) (a) The converted Lodge building shall achieve a minimum BREEAM Rating of 'Excellent'.
- (b) No development shall commence until a Design Stage Certificate for The Lodge building (prepared by a Building Research Establishment qualified Assessor) has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a).
- (c) Within 3 months of occupation of any of the buildings, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Building Research Establishment qualified Assessor) to demonstrate full compliance with part (a) for that specific building.

Reason: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and

construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan (2015) and Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

Piling Operations

- (8) (a) No piling or any other foundation designs using penetrative methods shall take place, other than with the prior written approval of the local planning authority.
- (b) Details of any such operations must be submitted to and approved in writing by the local planning authority prior to commencement of development on site and shall be accompanied by details of the relevant penetrative methods.
- (c) Any such work shall be carried out only in accordance with the details approved under part (b).

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Paragraph 120 of the National Planning Policy Framework and DM Policy 26 Noise and Vibration and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

Materials / Design Quality

- (9) No development shall commence on site until a detailed schedule and specification / samples of all external materials and finishes / windows and external doors / roof coverings to be used on the buildings have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the design is delivered in accordance with the details submitted and assessed so that the development achieves the necessary high standard and detailing in accordance with Policies 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

Refuse Storage

- (10) (a) No development shall commence on site until details of proposals for the storage of refuse and recycling facilities for each residential unit hereby approved, have been submitted to and approved in writing by the local planning authority.
- (b) The facilities as approved under part (a) shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained.

Reason: In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse storage in the interest of safeguarding the amenities of neighbouring occupiers and the area in general, in compliance with Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character and Core

Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

Cycle Parking Provision

- (11) (a) A minimum of 33 secure and dry cycle parking spaces shall be provided within the development.
- (b) No development shall commence on site until the full details of the cycle parking facilities have been submitted to and approved in writing by the local planning authority.
- (c) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

Reason: In order to ensure adequate provision for cycle parking and to comply with Policy 14: Sustainable movement and transport of the Core Strategy (2011).

Hard Landscaping Details

- (12) (a) No development shall commence on site until drawings showing hard landscaping of any part of the site not occupied by buildings (including details of the permeability of hard surfaces) have been submitted and approved in writing by the local planning authority.
- (b) All hard landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the development.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policies 5.12 Flood risk management and 5.13 Sustainable Drainage in the London Plan (2015), Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) Policy 25 Landscaping and trees, and DM Policy 30 Urban design and local character.

Protection of Trees During Construction

- (13) All recommendations contained in the Arboricultural Impact Assessment and Arboricultural Method Statement (D F Clark Bionomique Rev H - dated March 2014) shall be adopted and implemented in full during the course of the development. Before any works of demolition or construction take place, all tree protection measures shall be installed. All tree works shall be carried out in full compliance with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations). The Council's Arboricultural Officer shall be immediately consulted if there are any changes to the above regime.

Reason: To safeguard the health and safety of trees during building operations and the visual amenities of the area generally and to comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

Prior to Above Ground Works Conditions

Boundary Treatments

- (14) (a) Details of the proposed boundary treatments including any gates, walls or fences shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works. Such details should include access arrangements and control mechanisms for the gate to the new roadway along the northern boundary.
- (b) The approved boundary treatments and entrance gate details shall be implemented prior to occupation of the buildings and retained in perpetuity.

Reason: To ensure that the boundary treatments are of adequate design in the interests of visual and residential amenity and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

Soft Landscaping

- (15) (a) A scheme of soft landscaping (including details of proposed plant numbers, species, location and size of trees and tree pits) and details of the management and maintenance of the landscaping for a period of five years shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.
- (b) All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of the development, in accordance with the approved scheme under part (a). Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Core Strategy Policy 12 Open space and environmental assets, Policy 15 High quality design for Lewisham of the Core Strategy (June 2011), and DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

Prior to Occupation Conditions

Road remediation

- (16) The development hereby approved shall not be occupied until the improvements to the section of road between Knapdale Close and Julian Taylor Path shown on the submitted plan PL_006 Rev L The Design and

Access Statement, & Landscape Proposals (by Clarke Associates) has been constructed in full accordance with the said plans.

Reason: In order to ensure that the local planning authority may be satisfied that the road improvements associated with the development are carried out, for the benefit of road users and pedestrians using this part of Eliot Bank, and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), Policy 5.3 Sustainable design and construction, and Policy 6.3 Assessing effects of development on transport capacity of the London Plan (2015) and DM Policy 35 Public Realm of the Development Management Local Plan (November 2014).

Road remediation

- (17) A post-construction road structural survey of Eliot Bank shall be carried out, to include an assessment of required remediation measures, and all identified measures shall be carried out in full before any of the residential units are first occupied.

Reason: In order that the local planning authority may be satisfied that the impact of the demolition and construction process is mitigated and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), Policy 5.3 Sustainable design and construction, and Policy 6.3 Assessing effects of development on transport capacity of the London Plan (2015) and DM Policy 35 Public Realm of the Development Management Local Plan (November 2014).

Ecology Management Plan

- (18) All recommendations contained in the Ecology Management Plan hereby approved shall be adopted and implemented in full during the course of the development and all bat and bird boxes shall be installed on site before any of the residential units are first occupied.

Reason: To comply with Policies 5.10 Urban greening, and 7.19 Biodiversity and access to nature conservation in the London Plan (2015), & Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches of the Development Management Local Plan (November 2014).

Residential Travel Plan

- (19) (a) No part of the development hereby approved shall be occupied until such time as a Residential Travel Plan, in accordance with Transport for London's document 'Travel Planning for New Development in London' has been submitted to and approved in writing by the local planning authority. The development shall operate in full accordance with all measures identified within the Residential Travel Plan from first occupation.
- (b) The Residential Travel Plan shall specify initiatives to be implemented by the development to encourage access to and from the site by a variety of non-car means, shall set targets and shall specify a

monitoring and review mechanism to ensure compliance with the Travel Plan objectives.

- (c) Within the timeframe specified by (a) and (b), evidence shall be submitted to demonstrate compliance with the monitoring and review mechanisms agreed under parts (a) and (b).

Reason: In order that both the local planning authority may be satisfied as to the practicality, viability and sustainability of the Travel Plan for the site and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

Living Roofs

- (20) (a) Details of the construction and type of living roofs shall be submitted to the local planning authority in writing prior to the commencement of the above ground works and carried out in accordance with the details approved and maintained thereafter.
- (b) The living roofs 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.
- (c) Evidence that the roof has been installed in accordance with (a) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development hereby approved.

Reason: To comply with Policies 5.10 Urban greening, 5.11 Green roofs and development site environs, 5.12 Flood risk management, 5.13 Sustainable Drainage and 7.19 Biodiversity and access to nature conservation in the London Plan (2015) and Core Strategy Policy 10 managing and reducing flood risk and Core Strategy Policy 12 Open space and environmental assets.

External Lighting

- (21) (a) Prior to occupation of the development a scheme for any external lighting that is to be installed at the site, including measures to prevent light spillage shall be submitted to and approved in writing by the local planning authority.
- (b) Any such external lighting as approved under part (a) shall be installed in accordance with the approved drawings and such directional hoods shall be retained permanently.
- (c) The applicant should demonstrate that the proposed lighting is the minimum needed for security and working purposes and that the proposals minimise pollution from glare and spillage and prevent undue impact on wildlife, especially bats. Proposals should demonstrate that any external lighting around bat boxes or tubes would be minimal and 'bat sensitive', with light directed towards the ground using shields, hoods or cowls, and be motion-sensitive to reduce light pollution. Any other methods identified by the Council's Ecology Officer should be incorporated.

Reason: In order that the local planning authority may be satisfied that the lighting is installed and maintained in a manner which will minimise possible light pollution to the night sky and neighbouring properties and to comply with 7.19 Biodiversity and access to nature conservation in the London Plan (2015), and Core Strategy Policy 12 Open space and environmental assets and DM Policy 24 Biodiversity, Livings Roofs and Artificial Playing Pitches and DM Policy 27 Lighting of the Development Management Local Plan (November 2014).

Delivery and Servicing Plan

- (22) (a) The development shall not be occupied until a Delivery and Servicing Plan including a Waste Management Plan has been submitted to and approved in writing by the local planning authority.
- (b) The plan shall demonstrate the expected number and time of delivery and servicing trips to the site, with the aim of reducing the impact of servicing activity.
- (c) The approved Delivery and Servicing Plan shall be implemented in full accordance with the approved details from the first occupation of the development and shall be adhered to in perpetuity.

Reason: In order to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

Parking Management Plan / Car Sharing

- (23) Prior to the occupation of any of the residential units hereby approved, a Parking Management Plan (PMP) shall be submitted to and approved in writing by the local planning authority. The Plan should provide details of measures to manage the parking areas within the site. The development shall be operated in all respects in accordance with the approved PMP. The PMP should include details of car club / car sharing arrangements.

Reason: To ensure that the local planning authority may be satisfied as to the adoption and operation of the Parking Management Plan (PMP) and to ensure that the use of the buildings does not increase on-street parking in the vicinity.

Vehicular Access

- (24) The development hereby approved shall not be occupied until the vehicular access and front forecourt arrangement as shown on the submitted plan 10-397_PL_006 Rev L has been constructed in full accordance with the said plans.

Reason: In order to ensure that satisfactory means of access is provided and to comply with the Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

Conditions which do not require details to be submitted

Lifetime Homes

- (25) Each of the dwellings shall meet Lifetime Home Standards (in accordance with the 2010 (Revised) document) as shown on drawing nos. 10-397_PL_005 Rev F, 10-397_PL_006 Rev L, 10-397_PL_007 Rev F, & 10-397_PL_008 Rev F hereby approved.

Reason: In order to ensure an adequate supply of accessible housing in the Borough in accordance with Policy 1 Housing provision, mix and affordability and Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

Wheelchair Homes

- (26) The three flats on the ground floor of the Lodge and three flats in the garden flats block (Plots 19, 23 and 24) designated as the 6 wheelchair dwellings hereby approved shall be constructed to be easily adapted in full accordance with the SELHP Wheelchair Homes Design Guidelines (November 2012) as shown on drawing no. PL_006 Rev L prior to their first occupation. For the avoidance of doubt, a parking space should be provided for each wheelchair unit and where a communal access is to be the principal access for wheelchair users or relates to communal access to amenity space or facilities intended for the enjoyment of residents of the development, the specification for the said communal access shall not be less than the specification for access for wheelchair units under the SELHP Wheelchair Homes Design Guidelines.

Reason: To ensure that there is an adequate supply of wheelchair accessible housing in the Borough in accordance with Policy 1 Housing provision, mix and affordability and Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

Satellite Dishes

- (27) Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order), no satellite dishes shall be installed on the elevations or the roof of any of the buildings on site.

Reason: In order that the local planning authority may be satisfied with the details of the proposal and to accord with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

Plumbing or Pipes

- (28) Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying

that Order), no plumbing or pipes, other than rainwater pipes, shall be fixed on the external faces elevation of any of the buildings on the site.

Reason: In order that the local planning authority may be satisfied with the details of the proposal and to accord with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

Removal of PD Rights from Dwelling Houses

- (29) No extensions or alterations to the dwelling houses hereby approved, whether or not permitted under Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), shall be carried out without the prior written permission of the local planning authority.

Reason: In order that, in view of the nature of the development hereby permitted, the local planning authority may have the opportunity of assessing the impact of any further development and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011).

Use and Retention of Amenity Space

- (30) The whole of the amenity space (including roof terraces and balconies) as shown on drawing nos. 10-397 PL_005 Rev F, 10-397 PL_006 Rev L, 10-397 PL_007 Rev F, & 10-397 PL_008 Rev F hereby approved shall be retained permanently for the benefit of the occupiers of the residential units hereby permitted.

Reason: In order that the local planning authority may be satisfied as to the amenity space provision in the scheme and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 32 Housing Design, layout and space standards of the Development Management Local Plan (November 2014).

Provision of Parking Spaces (Residential)

- (31) The whole of the car parking accommodation shown drawing no. 10-397 PL_006 Rev L hereby approved shall be provided prior to the occupation of any dwelling and retained permanently thereafter.

Reason: To ensure the permanent retention of the spaces for parking purposes, to ensure that the use of the buildings does not increase on-street parking in the vicinity and to comply with Policies 1 Housing provision, mix and affordability and 14 Sustainable movement and transport of the Core Strategy (June 2011) and Table 6.1 of the London Plan (July 2011).

Retention of Trees (Full Planning Permission)

- (32) None of the trees shown as being retained on the permitted plans shall be lopped or felled without the prior written consent of the local planning authority.

Reason: To comply with Policy 7.19 Biodiversity and Access to Nature Conservation in the London Plan (2015), Policy 12 Open space and environmental assets of the Core Strategy (June 2011) and DM Policy 24 Biodiversity, Livings Roofs and Artificial Playing Pitches and DM Policy 25 Landscaping and Trees 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 further information being submitted.
- (2) As you are aware the approved development is liable to pay the Community Infrastructure Levy (CIL) which will be payable on commencement of the development. An '**assumption of liability form**' must be completed and before development commences you must submit a '**CIL Commencement Notice form**' to the council. You should note that any claims for relief, where they apply, must be submitted and determined prior to commencement of the development. Failure to follow the CIL payment process may result in penalties. More information on CIL is available at: - **<http://www.lewisham.gov.uk/myserVICES/planning/apply-for-planning-permission/application-process/Pages/Community-Infrastructure-Levy.aspx>**
- (3) The applicant is advised that any works associated with the implementation of this permission (including the demolition of the existing garages or breaking out of vehicle hardstandings) will constitute commencement of development. Further, all pre-commencement conditions attached to this permission must be discharged, by way of a written approval in the form of an application to the local planning authority, before any such works of demolition take place.
- (4) You are advised that all construction work should be undertaken in accordance with the "London Borough of Lewisham, Good Practice Guide - Control of pollution and noise from demolition and construction sites" available on Lewisham web page..

Thames Water Informatives

- (5) **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 0845 850 2777. Reason - to ensure

that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

- (6) There may be 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 0845 850 2777 to discuss the options available at this site.
- (7) Legal changes under the Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes shared with neighbours or situated outside of the property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should the proposed building work fall within 3 metres of these pipes, the applicant is recommended to contact Thames water to discuss their status in more detail and to determine if a building over/near to agreement is required. Contact Thames Water on 0845 850 2777 or for more information visit their website at www.thameswater.co.uk