

Committee	PLANNING COMMITTEE A	
Report Title	ST WINIFREDS ROMAN CATHOLIC SCHOOL, 26 NEWSTEAD ROAD, LONDON, SE12 0SY	
Ward	LEE GREEN	
Contributors	LUKE MANNIX	
Class	PART 1	21 APRIL 2016

Reg. Nos. DC/15/91968

Application dated 27.04.15

Applicant Pollard Thomas Edwards Architects [on behalf of the London Borough of Lewisham]

Proposal The expansion of St Winifred's Roman Catholic Primary School, 26 Newstead Road, SE12 to provide two forms of entry, comprising of the removal of existing trees and construction of a single storey foundation block incorporating nursery and reception classes with separate pedestrian access and the construction of a two storey entrance block incorporating administration rooms, a hall and new main entrance in place of the existing car park fronting Newstead Road and the construction of a two storey classroom building to the rear of the site, together with alterations to the existing building, the creation of 8 new car parking spaces and associated landscaping works

Applicant's Plan Nos. PL_001; PL_002; PL_003; PL_004; PL_005; PL_108; PL_109; PL_110; Contamination Desk Study Report; Design and Access Statement; Ecological Appraisal; Energy Strategy Statement; Landscaping Design; Transport Assessment (received 27 April 2015); AJK-PCE-2.11-NBL-DET-SL-100301; Window Specifications (received 23 July 2015); L-501; L-502; L-503; L-504; Bat Survey Report (received 29 July 2015); Overshadowing Analysis (received 4 August 2015); L-100 rev B (received 27 August 2015); PL_101 rev A; PL_102 rev A; PL_103 rev A; PL_104 rev A; PL_105 rev A; PL_106 rev A; PL_107 rev A; PL_111 rev A (received 24 September 2015); TPP_STWINIFREDS_3 Rev B; TRP_STWINIFREDS_2 Rev B; Arboricultural Impact Assessment and Method Statement (received 24 March 2016); BREEAM Pre-Assessment (received 6 April 2016)

Background Papers (1) LE/447/A/TP

- (2) Local Development Framework Documents
- (3) The London Plan

Designation No designations. Existing Use Class is D1-Education

Screening N/A

1.0 Property/Site Description

- 1.1 The application relates to St Winifred's Roman Catholic Primary School located on the north side of Newstead Road. Currently the site accommodates 225 pupils from years 2-6, together with 44 staff.
- 1.2 The site is approximately 6,662sqm in size and is relatively square in shape. The existing structures include 2 part one/part two storey octagonal interconnected blocks constructed in 1960's, together with a separate two storey detached caretaker's house. Single storey extensions to the octagonal buildings and a single storey modular building have been added to the site. The buildings roughly cover the north and centre of the site.
- 1.3 The area not covered by buildings is mixed between hard play space in the north-east corner, lawn and medium sized trees to the western side and car parking/pedestrian entrance to the south and eastern side.
- 1.4 The site is surrounded by primarily residential properties. To the north the site borders two storey semi-detached dwellings fronting Dallinger Road. To the east, low rise free form housing with access from Kimbolton Close and pedestrian links leading to Newstead Road back onto the site. To the west is a three storey block building formed of flats and opposite Newstead Road are semi-detached villas. The site is not in a Conservation Area and is not a listed building.
- 1.5 The site has vehicular access from Newstead Road leading to the 17 car parking spaces, not including the covered caretaker's garage. Pedestrian access, which is the main means of access for parents, children and visitors is also from Newstead Road with a walkway along the eastern side of the site.
- 1.6 Newstead Road is an unclassified road with largely unrestricted parking available. The site has a PTAL rating of 2-3 based on a scale of 0-6b with 6b being the highest. The site is located 10 minutes walk from Lee Station with bus stops located on the South Circular 300m to the south. Overall, the access to public transport is considered to be poor to moderate.

2.0 Planning History

- 2.1 The school has been the subject of numerous alterations and additions, with the earliest recorded planning history involving the retention of a temporary classroom in 1961.
- 2.2 In 2006, planning permission was granted for the construction of a single storey extension on the western elevation of St. Winifred's Catholic Junior School, Newstead Road to provide a new multi-function teaching room.

2.3 In 2014, planning permission was granted for the erection of temporary classroom building containing 2 classrooms, with ancillary facilities and associated external works, for a period of 2 years, at St Winifred's Roman Catholic School, Newstead Road.

3.0 Current Planning Applications

The Proposals

3.1 Planning permission is sought for works relating to the expansion of St Winifred's School from one form of entry to two forms of entry plus nursery. The site would consolidate the infant school at Effringham Road with the existing primary school. In total, 1,123sqm of additional internal floor area is proposed.

3.2 The proposed school works would increase the number of pupils to 460, which includes 40 nursery places, together with 80 staff. The nursery places would be split over two sessions per day meaning 20 pupils at the nursery at anyone time.

3.3 The proposal can be divided into the following sections:-

- (a) Classroom Block;
- (b) Entrance Hall;
- (c) Foundation Block; and,
- (d) Other Works.

a) Classroom Block

3.4 A two storey flat roof classroom block would be constructed to the east of the existing octagonal blocks. The block would be 'L' shaped and situated on the edge of the existing hard play area. It would be 6.5-7.7m from the northern boundary.

3.5 The building would consist of four classrooms over the two storeys with ancillary bathroom facilities and plant room on the first floor. The windows benefiting classrooms on the northern elevation would be obscure glazed.

3.6 The building would be constructed of brick on the ground floor with the first floor finished with concrete cladding boards. The windows and parapet capping would be finished in aluminium.

b) Entrance Hall

3.7 The two storey entrance hall would be located on Newstead Road, together with a new single storey link to the existing central building. This building would be located on the existing car parking area, with part of the ground floor stepped in to allow for five covered parking spaces.

3.8 The building would form the main entrance and administration area, together with a double height hall. The first floor would include special education needs and training rooms.

3.9 The building would form the boundary treatment along Newstead Road, with brick used on the ground floor. On the first floor, the building would be finished with cementitious cladding. The building would also include corner windows, together with double height windows to the front entrance intersected by a yellow canopy.

3.10 The flat roof would accommodate solar photovoltaic panels.

c) Foundation Block

3.11 The single storey foundation block is located on Newstead Road on the western frontage of the site. The proposed building would result in the removal of 7 mature trees currently fronting Newstead Road.

3.12 The front elevation would form a 'garden wall' along the frontage before being stepped back with a high level window allowing additional light into the building. The ground floor would be finished in brick with a push-pull banding to the lower levels. To the rear, a canopy would overhang an area of landscaping.

3.13 The roof would be flat with solar photovoltaic panels and a living roof.

d) Other Works

3.14 The proposed scheme would remove the existing single storey modular building to accommodate space for a polymeric sports playing field. Soft landscaping works would be primarily located on the western side of the site, including the provision of 8 crab apple trees. Herbaceous shrubs would also be planted along the western boundary.

3.15 Landscaping works would also be included to the rear to provide a foundation play area. This would primarily consist of artificial lawn. Landscaping improvements to the front of the caretaker house are also proposed.

3.16 The proposed scheme would include a porous tarmac car park between the entrance hall and foundation block. In total, eight car parking spaces would be provided, including one disabled space.

4.0 Consultation

4.1 This section outlines the consultation carried out by the applicant prior to submission and the Council following the submission of the application and summarises the responses received.

Pre-Application Consultation

a) Lewisham Design Panel

4.2 The proposal was first presented to the design panel in June 2014. The comments were supportive of the principle of the buildings along Newstead Road, which would create a new street presence and improve entrances, as well as the detached classroom block to the rear.

4.3 However, it was considered that further work was required for the proposed buildings to better integrate within the existing development on site and relate to the design of the buildings. The panel suggested that the design team consider the site holistically and draw from the spirit of the existing school buildings as a

series of interconnected pavilions with a powerful organising geometry, as a basis for generating proposals for the new interventions.

- 4.4 The scheme was re-presented to the panel in March 2015 and were generally supportive of the emerging strategy which was much improved from the first review.
- 4.5 The panel were supportive of the garden wall principle, however felt it was disrupted by entrances and windows thereby degenerating this uniting feature. The panel also questioned whether the white panellised system contributed positively to the garden wall principle.
- 4.6 The landscape strategy was generally supported notwithstanding that it needs considerable development in detail.
- 4.7 Planning officers noted that there are additional trees on the site which the Tree Officer has identified as being of high quality and worthy of retention. It was requested that the applicant share their tree survey with officers so that the acceptability of the level of tree removal proposed can be reviewed. Officers also advised that the proposal would benefit further from some planting on the street frontage.

b) Public Consultation

- 4.8 A public consultation was held by the applicants on the 26th March 2015 as outlined in the Design and Access Statement. An attendance sheet shows 12 people visited the consultation event.
- 4.9 10 feedback forms were completed and included the following comments:-
- Positive use of the space and increase in school capacity was supported
 - Concerns from local residents regarding parking;
 - Concerns over impact to children during construction; and,
 - Impact on neighbours along Dallinger Road in terms of overlooking and loss of light. It was requested that the building be relocated to reduce this impact.

Statutory Consultation by the Council

- 4.10 The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.
- 4.11 Two rounds of consultation was completed during the course of the application. Site notices were displayed and letters were sent to residents in the surrounding area and the relevant Ward Councillors on 6th May 2015.
- 4.12 A local meeting was held on the 1st July 2015. The minutes of the local meeting are attached to this report as an Appendix.

4.13 Following further information submitted by the applicants, another round of consultation was undertaken by the Council. Letters were sent on 13th January 2016.

a) Written Responses received from Local Residents and Organisations

4.14 Five responses objecting to the development were received from residents on Dallinger Road. The following concerns were raised:-

- The proposed classroom block would adversely impact on the amenities of residents along Dallinger Road in terms of loss of privacy, light and overbearing visual impacts. There is no justified reason to expand the school and impact on amenities;
- The proposed redevelopment is excessive in scale;
- The proposal includes inadequate screening along the northern boundary; and,
- Concerns over the consultation process prior to the submission of the application, particularly with respect to changes to the design.

4.15 A petition against the development was received with 30 signatures from residents along Birch Grove and Anne Compton Mews. Residents objected due to the impact on parking along these roads.

4.16 One letter was received from a resident on Newstead Road commenting on the proposal and raised the following concerns:-

- The school should be providing more space for outdoor activities;
- There is an existing problem with parking along Newstead Road and the reduction in car parking would exacerbate this impact; and,
- The buildings built to the front boundary is unprecedented.

4.17 One letter of support was received for the proposed development from a resident on Newstead Road.

4.18 Following the second round of consultation, a further four response were received from the same residents on Dallinger Road raising the same concerns. It was also noted that the plans had not significantly changed since the first round of consultation.

4.19 Letters are available for members to view.

b) Highways Officer

4.20 Given the increase in the number of pupils and staff attending the school, amendments are required to the parking controls/waiting restrictions adjacent to the site to minimise the impact associated with parking and drop offs/pick ups at the site. Particularly as an increase associated with an intensification of use at the school will cause parking stress and congestion if unmanaged. Improving the

crossing facilities will improve pedestrian accessibility and will create safer walking routes to the school.

4.21 Overall the proposed development is unobjectionable, subject to the applicant entering into a S278 agreement to secure improvements to the parking controls/waiting restrictions and crossing facilities in the vicinity of the application site. The works would include:-

- Construction of new dropped kerbs, closure of existing dropped kerbs and reinstatement of the footway outside the school;
- New school children crossing signs and on road markings, including Mother and child road markings;
- School keep clear (zigzag) road markings remarked in accordance with new school layout;
- Guard railing revised to new school layout;
- Enhance the informal crossing / raised table on Newstead Road with build outs and/or waiting restrictions to address inter-visibility issues associated with parked vehicles; and,
- New informal crossing on Manor Lane (at Newstead Road junction), construction of raised table and build outs.

4.22 In addition to this, conditions are recommended for the submission of a delivery and servicing plan, construction logistics plan, details of cycle storage, travel plan and safety audit of the pedestrian environment given the proximity of the new vehicular access to the existing pupil access.

c) Trees Officer

4.23 The tree officer completed a site visit of the school and provided verbal comments with respect of the development.

4.24 The trees proposed to be removed to the front of the site offer significant amenity value to the streetscene and therefore are worthy of retention or re-provision should be made to the front if possible.

4.25 Whilst there are no Tree Protection Order's (TPO's) on any tree within the site, it is considered that many of the larger trees within the centre and around the boundary are worthy of retention due to the ecological and amenity value they provide.

d) Ecological Regeneration Manager

4.26 Concerns were raised regarding the ecological survey completed without the bat survey as per the recommendation. It is considered that this cannot be conditioned and therefore should be completed before consent is granted. Concerns over the lack of SUDS and living roofs were also raised.

4.27 A bat survey was subsequently completed and submitted. It was considered that the survey was satisfactory and the recommendations within should be implemented.

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 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the 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 On 6 March 2014, DCLG launched the National Planning Practice Guidance (NPPG) resource. This replaced a number of planning practice guidance documents.

London Plan (March 2016)

- 5.6 On 14 March 2016 the London Plan with updates to incorporate the Housing Standards and Parking Standards Minor Alterations was adopted. The policies relevant to this application are:

Policy 3.16 Protection and enhancement of social infrastructure

Policy 3.18 Education facilities

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.7 Renewable energy

Policy 5.11 Green roofs and development site environs

Policy 5.13 Sustainable drainage

Policy 6.3 Assessing effects of development on transport capacity

Policy 6.9 Cycling

Policy 6.13 Parking

Policy 7.4 Local character

Policy 7.6 Architecture

London Plan Supplementary Planning Guidance (SPG)

- 5.7 The London Plan SPG's relevant to this application are:

Sustainable Design and Construction (2006)

Core Strategy

- 5.8 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the Site Allocations, the Lewisham Town Centre Local Plan, the Development Management Local Plan 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 Lewisham Core Strategy as they relate to this application:

Spatial Policy 1 Lewisham Spatial Strategy

Spatial Policy 5 Areas of Stability and Managed Change

Core Strategy Policy 8 Sustainable design and construction and energy efficiency

Core Strategy Policy 14 Sustainable movement and transport

Core Strategy Policy 15 High quality design for Lewisham

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

Development Management Local Plan

5.9 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:

5.10 The following policies are considered to be relevant to this application:

DM Policy 22	Sustainable design and construction
DM Policy 24	Biodiversity, living roofs and artificial playing pitches
DM Policy 25	Landscaping and trees
DM Policy 29	Car parking
DM Policy 30	Urban design and local character
DM Policy 31	Alterations/extensions to existing buildings

Residential Standards Supplementary Planning Document (August 2006)

5.11 This document sets out guidance and standards relating to design, sustainable development, renewable energy, flood risk, sustainable drainage, dwelling mix, density, layout, neighbour amenity, the amenities of the future occupants of developments, safety and security, refuse, affordable housing, self containment, noise and room positioning, room and dwelling sizes, storage, recycling facilities and bin storage, noise insulation, parking, cycle parking and storage, gardens and amenity space, landscaping, play space, Lifetime Homes and accessibility, and materials.

6.0 Planning Considerations

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

- a) Principle of Development
- b) Design
- c) Highways and Traffic Issues
- d) Impact on Adjoining Properties
- e) Sustainability and Energy
- f) Trees
- g) Ecology
- h) Contamination

Principle of Development

6.2 The site is already in use as a primary school and therefore, in principle its continued use for this purpose is considered acceptable. In terms of the increased intensity of this use, the following planning policies are relevant.

6.3 Paragraph 72 of the National Planning Policy Framework advises that *“The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should: give great weight to the need to create, expand or alter*

schools; and work with schools promoters to identify and resolve key planning issues before applications are submitted.”

- 6.4 Policy 3.18 of the London Plan states that from a strategic perspective the *“Mayor will support provision of early years, primary and secondary school and further and higher education facilities adequate to meet the demands of a growing and changing population to enable greater education choice”*. Development proposals which *“enhance education and skills provision will be supported, including new build, expansion of existing or change of use to educational purposes. Those which address the current and projected shortage of primary school places and the projected shortage of secondary school places will be particularly encouraged.”*
- 6.5 Core Strategy Policy 20 supports the improvement of schools within the borough.
- 6.6 The proposals would increase capacity at the school from one form of entry (plus a bulge class and nursery) to two forms of entry and a nursery. This is a total increase of 235 school places. In addition, the proposal delivers a significant improvement in the standard of educational facilities at the school.
- 6.7 On the basis of the above policy guidance, it is considered that, subject to the remaining relevant matters, the principle of development is acceptable. These matters are discussed below.

Design

- 6.8 Urban design is a key consideration in the planning process. The NPPF makes it clear that national government places great importance on the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
- 6.9 The NPPF requires Local Planning Authorities to undertake a design critique of planning proposals to ensure that developments would function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- 6.10 London Plan and Core Strategy design policies further reinforce the principles of the NPPF setting out a clear rationale for high quality urban design, whilst the Development Management Local Plan, most specifically DM Policy 30 and 31, seeks to apply these principles.
- 6.11 The site is located in a primarily residential area. The urban typology is a mixture of free form low rise housing (Newstead Estate) to the east and adjoining the site on the west, together with suburban housing made primarily of semi-detached dwellings along Newstead Road, Dallinger Road and the east side of Birch Grove.
- 6.12 Newstead Road is lined with large London Plane trees which, together with smaller trees to the front of properties, give the area a green character. The school adds to this character with mature Hornbeam trees and a large Beech tree to the front of the caretaker’s house.

- 6.13 Whilst the area around the site is primarily residential, the site differs with its institutional design. The existing buildings are modern constructions formed of joined octagonal structures, together with an original two storey caretaker's house. The original buildings congregate around the centre of the site with the caretaker's house closer to Newstead Road. The existing development includes single storey extensions and a single storey modular building in the north-west corner. The remaining areas are mixed between hard and soft amenity space and car parking to the front.
- 6.14 The proposal intends to construct three new blocks as part of the expansion, together with the alterations to the existing building to provide a link to the new development and landscaping works. It also includes the removal of the modular building.
- 6.15 It is noted that objections are raised based on the scale of the proposed buildings. The classroom block and the entrance hall would be two storeys in height, whilst the foundation block would be single storey. The buildings would not be higher than the existing two storey buildings on the site and adjoining properties. Thus it is considered to be in keeping with the scale of the area. Additionally, whilst the buildings would have flat roofs, which is not the dominate roof form, it is considered that this would not be uncomplementary or unsympathetic with the existing character.
- 6.16 Therefore officers consider the scale and design of the buildings to be appropriate within the context of the site and the wider area.
- 6.17 The proposal includes the single storey foundation block and two storey entrance hall both built on the boundary of Newstead Road. The foundation block would be constructed of brick as well as the single storey level of the entrance hall together with a brick wall connecting the two to the front of the car park. This forms a 'garden wall' concept along the Newstead Road frontage.
- 6.18 Whilst it is acknowledged that the proposed buildings, being built to the boundary, would be set much further forward than the existing residential buildings, it is considered that the creation of this new street presence of the school would be in keeping with its institutional use. Furthermore, through the use of high quality bricks and push-pull detailing, the proposed garden wall would make a visually interesting feature along Newstead Road.
- 6.19 It is noted that the ground floor elevations of the classroom block to the rear would also be brick. The remaining materials used on the scheme include cementitious cladding to the first floor levels and aluminium windows, some of which would be corner windows. During the application, greater detail of the joining of the cladding was provided. The drawings illustrated small gaps between the cladding providing an almost seamless facade to the exterior which would ensure the building is of high quality. The principle of the materials and design articulation is considered to be appropriate.
- 6.20 In addition to this, it is considered that samples and specifications of the materials be submitted to the Council prior to development via a condition. This would ensure the high quality of the buildings is brought forward.
- 6.21 As a result of this garden wall concept and the foundation block, the Hornbeam trees in the south-western corner would be removed.

- 6.22 During pre-application discussions and during the course of the application, the options of relocating the foundation block or setting back the frontage to allow the retention or substantial replanting to the front was raised. It was considered that the relocation was not feasible given it would significantly disrupt the playspace layout. Furthermore, as any substantial set back would detrimentally impact on the amenities into the existing building, as well as the proposed foundation playspace, only a 1.5m setback would be possible with espalier trees proposed. This was submitted to officers as an optional design.
- 6.23 Officers consider that this option would significantly detract from the 'garden wall' concept to the detriment of the overall design for very little to no gain in amenity from the espalier planting. Furthermore, given the high maintenance of espalier trees, it was considered that the probability of achieving a successful planting would be low. As such officers consider this option was not suitable in re-providing the same amenity value of the existing trees.
- 6.24 In addition to the above, the proposed garden wall and building frontages are considered to be appropriate additions to the streetscene.
- 6.25 Therefore, whilst the loss of the trees is regrettable, it is considered that it would not significantly detract from the design of the streetscene.
- 6.26 A Landscaping Strategy has been submitted with the proposal. This strategy outlines the improvements to the remaining hard and soft amenity areas. These improvements including an orchard to the rear of the foundation block, a formal sporting pitch and shrub planting and ecological stations along the boundaries. During the course of the application, the applicant has submitted greater detail of the landscaping scheme.
- 6.27 Overall the proposal would result in a loss of amenity space and parking area. However, officers consider that the landscaping enhancements are of substantial quality to provide beneficial visual impacts and improve the design function of the school. Therefore the landscaping works are considered to be appropriate in design terms. Officers consider that a landscaping condition should be added to secure the design of the landscaping and ensure planting is completed appropriately.
- 6.28 In summary, the proposed works and the impact on the character of the area is considered to be acceptable.

Highways and Traffic Issues

- 6.29 A Transport Assessment was submitted in support of the proposal. The assessment outlined the relevant national, regional and local policies in relation to traffic impacts and included a transport survey and parking survey to assess the expected effects of the development.
- 6.30 In addition to this, a morning survey was completed following comments from the Highway Authority and was subsequently presented at the local meeting.

a) Access

- 6.31 The existing pedestrian access is located on the eastern side, at the corner of Newstead Road and Birch Grove. The pedestrian access utilises the surrounding

footpath network of Newstead Road, Birch Grove, Parkcroft Road and pedestrian links through Newstead Gardens estate to Burnt Ash Hill and towards Lee Station. The road network also includes speed humps as well as a crossing on Newstead Road with marked bollards and guard rails.

- 6.32 The existing vehicle entrance is towards the centre of the site onto Newstead Road with a 7m wide dropped kerb. On site there are 17 existing car parking spaces as well as a private garage for the caretaker.
- 6.33 The foundation block, which would accommodate 60 reception pupils and 20 nursery pupils at any one time, would have its own entrance onto Newstead Road. This would be situated roughly in front of the existing crossing.
- 6.34 The entrance hall would also be used as the main entrance for visitors, staff and administrators. The main pupil entrance would remain as existing.
- 6.35 The vehicle entrance would remain as existing and utilised for the 8 proposed car parking spaces and delivery and servicing. In addition, a further vehicle entrance would be located adjacent to the main pupil entrance to account for the caretaker garage.
- 6.36 Officers consider that the clearer access and entrances into the buildings are an improvement on the existing situation considering there is no clear entrance for visitors. Furthermore, whilst it is noted that the foundation block would be constructed on the boundary, it is noted that there is a generous waiting area inside the building. Therefore it is considered that the access into this building would not have significant adverse impacts on the highway through overcrowding on the highway.
- 6.37 The highway officer has also considered the safety aspect of the proposed vehicle crossover to the caretaker's flat and considers that the development would be safe provided a safety audit is completed and works to improve safety have been implemented. It is considered that this can appropriately be dealt with via condition.

b) Servicing

- 6.38 The servicing arrangements for the school would remain from the existing vehicular access and include refuse collection to the side of the foundation block. The applicant considers that the number of deliveries/collections would not change.
- 6.39 However, given the number of pupils and staff would increase on the site, officers consider some increase in delivery and servicing, including refuse, is likely. To ensure that this is in line with the Council's guidelines and there is minimal impact on neighbouring properties a condition requiring refuse strategy and a Delivery and Servicing Plan is recommended.

c) Cycle Parking

- 6.40 In order to promote sustainable movement, the Council requires development to meet the cycle parking standards of the London Plan. Table 6.3 states that school development shall provide 1 space per 8 students and 1 space per 8 staff, together with 1 space per 100 students for short stay parking.

6.41 The supporting transport assessment states that as the school would accommodate 460 pupils and 80 staff, a total of 73 parking spaces would be required in line with the London Plan. The assessment also outlines that the development meets this standard as it would provide 40 scooter storage spaces, 30 covered cycle spaces and 3 visitor spaces. It is argued that, based on the findings of the survey of current transport modes, more children would travel to school using a scooter than cycles. Officers consider this to be reasonable and therefore the number of spaces provided is considered acceptable.

6.42 However, it is noted that, with the exception of the existing cycle parking shed and proposed cycle storage to the side of the entrance hall, there is no detail of the storage provided. In total, the submitted plans show only 20 cycle parking spaces and no scooter storage area. For this reason it is recommended that a condition be added to secure the number of storage spaces and the submission of details prior to development.

d) Car Parking and Traffic Generation

6.43 Core Strategy Policy 14 adopts a managed and constrained approach to car parking provision in order to contribute to the objectives of traffic reduction and improved air quality.

6.44 The supporting transport assessment included a school travel plan completed in September 2013, together with a hands-up transport survey to assess transport modes. In addition to this, a parking survey was completed on 24th March 2015 between 1pm and 4pm. A second parking survey was completed at the request of the Council and was completed on 29th June 2015 from 7am to 10am.

6.45 The assessment used the findings of the survey, together with pick-up observations and TRICS data to assess the likely trip generation against the established level. The trip levels takes into account absences (typically 5%) and attendance of morning and after school clubs. Officers consider that, although morning and afternoon clubs would also result in trip generations, these are outside of the peak hours and therefore of less impact. The assessment also takes into consideration the measures of the transport plan in reducing private vehicle movements.

6.46 The assessment concludes that the current trip generation for pupils is 40 during peak periods. The assessment also takes into account the short stay nature of parent drop off and pick up parking. The report considers that, using TRICS data and observations, the current 40 car movements for pupils results in 15 parking spaces required at any one time as parents enter and leave from pick up/drop off.

6.47 As a result of the development, the assessment calculates that the number of pupils arriving via car would be 72. Using the same TRICS data and observations from the current scenario, this would result in 27 parking spaces required at any one time for parents.

6.48 Therefore it is concluded that a further 12 parking spaces are required as a result of the development.

6.49 The trip mode results also show current staff car movements of 28 and, taking into account the existing on site parking, results in 11 on-street parking spaces being occupied by staff as an established impact. The proposed development would

increase the number of staff movements to 46, however the number of on site parking is reduced to eight and hence 38 on-street parking spaces are required.

- 6.50 Therefore, taking away the established impact, a further 27 on-street parking spaces are required from staff vehicle movements.
- 6.51 Overall, the assessment considers that during peak times the proposed development would require an additional 39 parking spaces within the surrounding network. Officers agree with this assessment and consider this finding appropriate.
- 6.52 The parking survey showed a parking capacity of 145 spaces within the locality. At 3:15pm, the parking stress was at its highest level of 66.9%, or 48 free spaces. The morning survey found the peak stress matched the afternoon survey and 48 spaces were available at the peak times.
- 6.53 Therefore, taking into account the amount of available on street parking, it is considered that the parking generated can be addressed within the surrounding street network. Furthermore, it is noted that the travel plan, in addition to promoting other forms of transport, would be encouraged staff to park further from the school on the surrounding streets with more parking available. This would allow more space for parent parking closer to the school.
- 6.54 The travel plan shown in the assessment is currently used by the school and needs to be updated to meet Lewisham and TfL guidelines. It is also noted that the plan does not include staff travel modes.
- 6.55 Nonetheless, the plan outlines targets in vehicle reductions, with the exception of car sharing, and increases in scooter and cycle uses. The proposed targets have been incorporated into the expected trip generation results.
- 6.56 Therefore the travel plan would need to be updated to ensure these measures and targets are added and in line with the appropriate guidance. Therefore officers recommend a condition be attached to ensure the travel plan is submitted prior to occupation with monitoring targets to also be submitted after occupation.
- 6.57 The Highway Department has been consulted and consider the transport assessment to be appropriate. Furthermore, It is considered that the increase in traffic generated by the proposal would not give rise to unacceptable impacts on the highway, provided that improvements are made. The applicant has agreed to these improvements and Officers recommend that this be secured through condition.
- 6.58 The petition against the development on the grounds of existing parking issues, together with the matters raised in the local meeting, are noted. However, through the appropriate details secured through condition, it is considered that the proposed impact on trip generation would be appropriately managed to ensure no significant adverse impact on the highway network. Therefore the proposed development is considered acceptable in this sense.

e) Construction Impacts

- 6.59 The proposal does not include details of construction logistics, which may adversely impact on the highway network due to vehicle types and numbers.

Officers consider that a condition for a Construction Management Plan would make the development acceptable in this matter and therefore should be added.

Impact on Adjoining Properties

- 6.60 London Plan Policy 7.6 states that buildings should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.
- 6.61 Core Strategy Policy 15 requires that any adverse impact on neighbouring amenity will need to be addressed by development proposals.
- 6.62 The development closest to residential properties is the proposed two storey classroom block to the north. The building would be 8.6m in height and 6.5-7.7m from the existing boundary treatment and a further 23m from the rear elevation of the dwellings.
- 6.63 An overshadowing document has been provided in support of the application. The document highlights the 2011 BRE guidelines which states that *"It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least 2 hours of sunlight on 21st March"*.
- 6.64 The study shows the current amount of amenity space in sunlight at midday on 21st March and compares it to the proposed scenario with the classroom block. It concludes that the proposed development would not reduce the current levels of sunlight from the existing levels at this time.
- 6.65 Officers generally agree with the finding and consider that, due to the distance from gardens and the height of the building, the proposed development would not significantly reduce sunlight to warrant a refusal. Furthermore, given the substantial distance to the nearest residential window, it is considered that there would not be any loss of light to the neighbouring dwellings.
- 6.66 It is noted that there would be first floor windows in the north elevation of the classroom block, benefiting a classroom and a corridor. Following concerns raised by residents, amendments to the plans were made to show the window in the classroom as obscure glazed.
- 6.67 Taking into account the classroom window is now obscure glazed it is considered that there would be no loss of privacy from the classroom. Furthermore, whilst the window in the corridor is translucent, it is considered that due to the nature of the corridor use there would be no significant loss of privacy.
- 6.68 Therefore officers consider that there is no significant loss of privacy for adjoining property owners.
- 6.69 Concerns have been raised with respect to overbearing impact of the two storey classroom block. It is considered by residents that this would adversely effect the visual amenities from the dwellings and the rear gardens.
- 6.70 The proposed classroom block would roughly match the total height of the existing octagonal buildings and would have the same set back from the nearest adjoining

dwelling. However it is noted that it would be 1.2m higher at the eaves than the existing buildings.

- 6.71 Officers have visited the adjoining properties to the north of the classroom block and appreciate that the proposal would fill a space which is currently vacant. Nonetheless, given that the classroom block is not significantly larger than the existing buildings on site, together with the substantial distance from the windows in the nearest rear elevation, it is considered that the proposal would not have a significant overbearing impact on the neighbouring residents.
- 6.72 The proposed siting of the classroom block and options for relocation to reduce the impact on amenities was discussed extensively during the local meeting. It was argued by the agent that the options were explored during the design process and it was considered that the proposed layout was most appropriate given the relationship with the existing buildings, productive retention and provision of play area and amenity and effective use of available space.
- 6.73 Officers accept that the proposed location of the classroom is the most suitable within the existing development on the site. In addition, it is considered that the classroom would not severely impact on adjoining amenities to warrant a refusal. Therefore, it is considered that the classroom block as proposed is acceptable.
- 6.74 It is understood that the plant for the proposed expansion would be incorporated within the existing plant room to the rear of the entrance hall. It is also noted that the plant for the classroom block would be located within a store on the ground floor. Therefore it is considered that this would not adversely impact on neighbouring properties in relation to noise.
- 6.75 However, it is noted that the roof of the proposed development includes various ventilation units which have the capacity to create noise to reduce the level of amenity for neighbours. The application does not include measures to attenuate noise from within the ground floor plant room of the classroom block facing residential properties. Therefore, it is recommended that a condition be added to ensure any noise emitted from fixed plant would be within a satisfactory level.
- 6.76 With respect to external lighting, no details of the lighting proposed has been provided. However, it is noted that the proposed external sports field would not have floodlights. Furthermore, given the times of use of the building, it is unlikely that any external lighting would significantly impact on residential amenity or highways beyond the established level. Therefore it is not considered that the development would negatively impact on residential amenity through excessive lighting.
- 6.77 Given the site is surrounded by residential development, it is considered that adverse impacts may arise as a result of construction works in terms of dust and noise. It is noted that a construction management plan is suggested as a condition under highway issues, however this should also include measures for dust, noise and vibrations. This would ensure there are no unacceptable impacts during construction phase.
- 6.78 In summary, the proposed development is not considered to cause significant detrimental harm to the residential amenity of neighbouring properties and therefore is acceptable.

Sustainability and Energy

- 6.79 Achieving more sustainable patterns of development and environmentally sustainable buildings is a key objective of national, regional and local planning policy. London Plan and Core Strategy Policies advocate the need for sustainable development. All new development should address climate change and reduce carbon emissions.
- 6.80 London Plan Policy 5.2 outlines development should make the fullest contribution to minimising carbon dioxide emissions in line with the following energy hierarchy:-
1. Be lean: use less energy;
 2. Be clean: supply energy efficiently; and,
 3. Be green: use renewable energy.
- 6.81 The policy also states that non-residential buildings up until 2016 shall provide a 40% improvement on 2010 Building Regulations. This translates as a 35% reduction on Part L 2013 emission targets as highlighted in the Energy Planning Guidance document issued by Greater London Authority (GLA) in April 2014. Major development should include an energy assessment to demonstrate how the targets for carbon reductions shall be met within the framework of the energy hierarchy.
- 6.82 Core Strategy Policy 8 also requires major development to outline how energy reductions can be incorporated and requires all new non-residential buildings to achieve a BREEAM rating of 'Excellent'.
- 6.83 The proposal includes an Energy Statement in support of the development. Table 2 summarises the proposed energy savings against the energy hierarchy.

Table [2]: Proposed Carbon Dioxide Savings

	CO₂ reduction (%)
Be lean	13
Be clean	N/A
Be green	23
CO₂ reduction as % of the total emissions	36

- 6.84 The proposed be lean measures take into account passive design of improved building fabrics and high energy efficient services. The be clean measures consider the use of a Combined Heat and Power unit, however due to the small size of the development, it is considered that this would not be feasible for the relatively small benefit in reductions this would have and therefore is not applicable to the calculations. Lastly, the be green measures include 64sqm of solar photovoltaics with 9kWp output on the roof of the foundation block and entrance hall as well as an Air Source Heat Pump to the classroom block.

- 6.85 Overall the proposed development is considered to meet the expected carbon reductions of the London Plan. Officers consider that conditions securing the carbon reduction and the area of solar photovoltaics would ensure this is met through the proposed development.
- 6.86 The Energy Statement outlines the aim for the development was to meet BREEAM 'Excellent' (70%) as per the Council's policies. It was noted that the scheme as originally submitted would meet BREEAM 'Very Good'. Following discussions with officers, an updated BREEAM pre-assessment was submitted which outlined that the applicant was willing to provide a building score of 70.07%. It is understood that the additional building points were obtained via changes to the management of the construction.
- 6.87 Given the updated documents submitted, officers consider that the scheme would be policy compliant and therefore acceptable in terms of sustainability. In order to secure this, it is recommended that a condition be added to ensure the building is constructed to the pre-assessment BREEAM score.

Trees

- 6.88 In respect of the consideration of trees in planning applications, Paragraph 118 of the NPPF advises planning authorities that *"planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees [those which, because of their great age, size or condition are of exceptional value for wildlife, in the landscape, or culturally] found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss"*.
- 6.89 London Plan Policy 7.21 advises that *"Existing trees of value should be retained and any loss as the result of development should be replaced following the principle of 'right place, right tree'. Wherever appropriate, the planting of additional trees should be included in new developments, particularly large-canopied species"*.
- 6.90 Core Strategy Policy 12 states that in *"recognising the strategic importance of the natural environment and to help mitigate against climate change the Council will conserve nature"* which will be achieved by *"protecting trees, including street trees, and preventing the loss of trees of amenity value, and replacing trees where loss does occur"*.
- 6.91 Pursuant to DM Policy 25, applications for all major development and/or those where a TPO is in place are required to submit an Arboricultural Survey carried out by an appropriate, competent person, in line with BS5837, retain existing trees for the most part and, in the event of tree removal, provide replacement planting. New and replacement tree planting must use an appropriate species that reflects the existing biodiversity in the borough.
- 6.92 An Arboricultural Impact Assessment and Method Statement was submitted in support of the application. The tree survey identifies 28 trees on the site with a variety of species. 16 of the trees are classed as moderate with the remaining either being of low value. It should be noted that none of the trees have Tree Protection Orders over them.

- 6.93 The proposal includes the removal of 15 trees, including 7 trees of moderate value to facilitate the construction of the foundation block. The remaining trees to be removed are of low or insignificant quality. The trees to be removed, being located to the front of the site, are considered to provide landscape amenity value and therefore positively add to the character of the area.
- 6.94 The impact on the character as a result of the loss of these trees is discussed in greater detail under design. Overall, due to the positive addition to the streetscape of the garden wall, together with no feasible option for setting the building back, it is considered that the removal of the trees would not significantly impact on the character of the area.
- 6.95 In addition to the above, the landscaping scheme includes planting of medium sized trees. This includes eight crab apple trees as part of an orchard to the rear of the foundation, two field maples on the western boundary and two on the northern boundary and one wild cherry adjacent to the car park. Furthermore a number of other trees on the boundary and to the centre of the school are being retained. This is considered to ensure there would be no significant ecological impact as a result of the loss of the trees, as well as improved screening along the boundaries.
- 6.96 The Arboricultural report outlines a Tree Protection Plan (TPP) which, if followed, would ensure the retained trees would not be harmed during construction. Officers recommend that this TPP should be conditioned to secure this.

Ecology

- 6.97 Paragraph 117 of the NPPF advises that, to minimise impacts on biodiversity and geodiversity, planning policies should: promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan.
- 6.98 London Plan Policy 5.11 states that major development proposals should be designed to include roof, wall and site planting, especially green roofs and walls where feasible, to deliver several objectives including, among others, adaptation to climate change, enhancement of biodiversity and improvements to the appearance and resilience of buildings.
- 6.99 London Plan Policy 7.19C also states that, wherever possible, developments should make a positive contribution to the protection, enhancement, creation and management of biodiversity.
- 6.100 Core Strategy Policy CS12 Part (l) seeks to promote living roofs and walls in accordance with London Plan policy and Core Strategy Policy 8 while DM Policy 24 states that the Council will require all new development to take full account of appropriate Lewisham and London Biodiversity Action Plans and biodiversity guidance in the local list, in development design and ensuring the delivery of benefits and minimising of potential impacts on biodiversity and geodiversity. DM 24 goes on to provide guidance on the specification sought for living roofs.
- 6.101 The site is not designated as a site of importance for nature conservation and the surrounding area is urban in nature. Whilst the site is covered primarily by buildings and hard landscaping, it is noted that there are significant amounts of

grassed areas at the western section and several mature trees along the boundary.

- 6.102 An Ecological Appraisal was submitted in support of the application. The appraisal includes recommendations for protection of the existing ecology and biodiversity enhancements with the proposed development. Following consultation with the Ecological Regeneration Manager, a bat survey was also completed. This report found no extensive bat activity and concluded the development would not significantly impact on bat species but would rather have beneficial impacts following the placement of bat boxes.
- 6.103 The proposed expansion works would decrease the area of open space for amenity and biodiversity. However, it is noted that the landscaping strategy includes enhancements to the remaining open space, including herbaceous planting, together with ecological stations, around the boundaries and a crab apple orchard. Furthermore, it is noted that the larger mature trees capable of maintaining bird and bat roosts are being retained and protected during construction.
- 6.104 With respect to external lighting adversely effecting bat roosts, it is noted that the proposed external sports field would not have floodlights. Furthermore, the level of external lighting is expected to be in line with the established level given its urban setting. Therefore it is not considered that the development would negatively impact on bats through excessive lighting.
- 6.105 Taking this into account, the proposed development is considered to comply with the relevant ecology policies. Officers consider that the conditioning of the ecological appraisal and bat survey as approved documents would ensure the development is carried out in accordance with the recommendations within. In addition, details of the bird/bat boxes and insect hotels should be submitted to the Council to ensure they are appropriate prior to development.
- 6.106 Following discussions with officers, the proposal has been amended to include a living roof on the foundation block. In total, 295sq m of living roof is proposed. Officers consider that the provision of a living roof would serve as further biodiversity enhancements, as well as a sustainable drainage solution, and therefore the development complies with the relevant policies.
- 6.107 Details of the proposed living roof have not been provided. Therefore it is recommended that a condition be added to ensure the system is a biodiverse living roof with details consistent with specifications in DM Policy 24.

Contamination

- 6.108 The submitted Desk Study Report concludes that there is potential for sources of contaminants on site through made ground during the construction of the school. Therefore it is recommended that an intrusive geo-environmental ground investigation is conducted.
- 6.109 Whilst it is not considered that the level of contamination would preclude the development of the site, given the sensitive nature of the school pupils and proposed orchard garden and other landscaping improvements, Officers consider that a condition is reasonable to secure such an assessment prior to any

development and ensure any possible remediation works are carried out prior to occupation.

7.0 Local Finance Considerations

7.1 Under Section 70(2) of the Town and Country Planning Act 1990 (as amended), 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).

7.2 The weight to be attached to a local finance consideration remains a matter for the decision maker.

7.3 The Mayor of London's CIL is therefore a material consideration. Furthermore Lewisham's local CIL is applicable to the development. CIL is payable on this application and an informative should be attached advising the applicant accordingly.

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 Officers consider that in this matter there is no adverse impact on equality.

9.0 Conclusion

9.1 The proposed development is for works associated with the expansion of St Winifred's Primary School into 2 forms of entry and a nursery. In total, 460 pupils and 80 staff would be accommodated. The works involve the construction of three new buildings, alterations to the existing building, the removal of the modular building and associated landscaping and car parking. The 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 proposals would make a significant contribution towards addressing the pressing need for primary school places in the Borough. Therefore the proposal is in line with the Council's policies on school infrastructure.
- 9.3 The proposed design is considered to be appropriate given the use of the site and the scale and design is considered to be sympathetic to the existing development. Furthermore, the scale and design is not considered to significantly detract from the amenities of neighbouring properties.
- 9.4 The proposed development would increase parking and trip generation in the area, with an expected increase of 39 on-street parking spaces above the established level. However it is considered that this can be incorporated into the existing on-street parking availability. Furthermore, through the appropriate conditions for a travel plan, cycle storage and highway improvements, it is considered that any impact would be mitigated.
- 9.5 The scheme would involve the removal of trees fronting Newstead Road, which are considered to positively add to the streetscape. Whilst the loss of the trees is regrettable, it is considered that the benefits of the school outweigh the adverse impacts and with adequate re-provision, the scheme would not negatively impact on biodiversity. Furthermore, it was considered that optional designs with re-provision to the front was detrimental to the design for little to no improvement to the streetscene. Therefore the loss of the trees is considered to be acceptable.
- 9.6 Therefore officers consider that the scheme is acceptable subject to conditions.

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.

Reasons: 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:

PL_001; PL_002; PL_003; PL_004; PL_005; PL_108; PL_109; PL_110; Contamination Desk Study Report; Design and Access Statement; Ecological Appraisal; Energy Strategy Statement; Landscaping Design; Transport Assessment (received 27 April 2015); AJK-PCE-2.11-NBL-DET-SL-100301; Window Specifications (received 23 July 2015); L-501; L-502; L-503; L-504; Bat Survey Report (received 29 July 2015); Overshadowing Analysis (received 4 August 2015); L-100 rev B (received 27 August 2015); PL_101 rev A; PL_102 rev A; PL_103 rev A; PL_104 rev A; PL_105 rev A; PL_106 rev A; PL_107 rev A; PL_111 rev A (received 24 September 2015); TPP_STWINIFREDS_3 Rev B; TRP_STWINIFREDS_2 Rev B; Arboricultural Impact Assessment and Method Statement (received 24 March 2016); BREEAM Pre-Assessment (received 6 April 2016)

Reasons: 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) (a) 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):
- (i) 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.
 - (ii) A commitment to working with the local planning authority's local labour and business coordinator.
 - (iii) Routes to employment, including direct access to employment opportunities at the development and addressing wider barriers to employment.
 - (iv) Early warnings within the local planning authority's area of contracts to be let at the development.
 - (v) The number and type of jobs to be created and the skill requirements in relation to those jobs.
 - (vi) Recommended training routes to secure jobs.
 - (vii) Proposals to encourage diversity in the workforce.
 - (viii) Measures to encourage local businesses to apply for work in relation to the development.
 - (ix) Training opportunities and employment advice or programmes and employment and training brokerage arrangements.
 - (x) Provision of opportunities for modern apprenticeships including the number and type of apprenticeships available.
 - (xi) Provision of opportunities for school leavers, older people and those who have been out of work for a long period.
 - (xii) Provision of work experience for local people during the construction of the development including the number of weeks available and associated trades.
 - (xiii) Provision of childcare and employee assistance to improve working environments.
 - (xiv) Interview arrangements for jobs.
 - (xv) Arrangements for working with schools and colleges.
 - (xvi) Measures to encourage local people into end use jobs.

(xvii) 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.
- (b) 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.
- (c) 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.

Reasons: 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).

- (4) (a) No development shall commence on site until such time as a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover:-
- (i) Dust mitigation measures.
 - (ii) The location and operation of plant and wheel washing facilities.
 - (iii) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process
 - (iv) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-
 - Rationalise travel and traffic routes to and from the site.
 - Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction relates activity.

- Measures to deal with safe pedestrian movement.
- (v) Security Management (to minimise risks to unauthorised personnel).
 - (vi) Details of the training of site operatives to follow the Construction Management Plan requirements.
- (b) The measures specified in the approved details shall be implemented prior to commencement of development and shall be adhered to during the period of construction.

Reasons: 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 to comply with 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 (2011).

- (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.

Reasons: To ensure that the local planning authority may be satisfied that potential site contamination is identified and remedied in view of the sensitive users of the development and to comply with DM Policy 28 Contaminated Land of the Development Management Local Plan (November 2014).

- (6)
- (a) The rating level of the noise emitted from fixed plant on the site shall be 5dB below the existing background level at any time. The noise levels shall be determined at the façade of any noise sensitive property. The measurements and assessments shall be made according to BS4142:1997.
 - (b) No development shall commence until details of a scheme complying with paragraph (a) of this condition have been submitted to and approved in writing by the local planning authority.
 - (c) The development shall not be occupied until the scheme approved pursuant to paragraph (b) of this condition has been implemented in its entirety. Thereafter the scheme shall be maintained in perpetuity.

Reasons: To safeguard the amenities of the adjoining premises and the area generally and to comply with DM Policy 26 Noise and vibration of the Development Management Local Plan (November 2014).

- (7)
- (a) The buildings hereby approved shall achieve a minimum BREEAM Rating of 'Excellent'
 - (b) No development shall commence until a Design Stage Certificate for each 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.

Reasons: 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 (2011) and Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

- (8) No development shall commence on site until a detailed schedule and samples of all external materials and finishes/windows 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.

Reasons: To ensure that the local planning authority may be satisfied as to the external appearance of the buildings 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 Development Management Local Plan (November 2014).

- (9) (a) No development shall commence on site until details for the on-site storage, disposal and collection of refuse and recycling facilities shall be submitted to and approved in writing by the local planning authority.
- (b) The approved details shall be carried out in full prior to occupation of each phase of development and retained thereafter.

Reasons: In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse disposal, storage and collection, 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).

- (10) (a) A minimum of 73 secure and dry cycle and scooter parking spaces shall be provided within the development as indicated on the plans hereby approved.
- (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.

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

- (11) (a) The development shall be constructed with a biodiversity living roof laid out in accordance with plan nos. PL-104 Rev A hereby approved and maintained thereafter.
- (b) No development on this block shall commence until details have been submitted to and approved in writing by the Local Planning Authority and shall include:-
- (i) 1:20 section plans showing an extensive substrate base (depth shall vary between 80-150mm with peaks and troughs but shall average at least 133mm);

- (ii) A management and maintenance plan including installer details, species list, sustainable irrigation and replanting scheme
 - (iii) An agreement with the installer that guarantees 80% coverage in 5 years.
- (c) 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.
- (d) Evidence that the roof has been installed in accordance with (b) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development hereby approved.

Reasons: 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 (2011) , Policy 10 managing and reducing flood risk and 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).

- (12) Prior to the commencement of above ground works, the applicant will submit a scheme and programme for the implementation of highways improvements within the vicinity of the site for approval by the Local Planning Authority, in consultation with the Highway Authority. The approved works will be implemented and completed in full accordance with the agreed scheme.

Reasons: In order to ensure that the development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

- (13) Details of a Safety Audit of the proposed pedestrian environment outside the school is required to assess any impacts associated with the proposed changes to the access arrangements shall be submitted in writing to the local planning authority for their approval prior to the creation of the new accesses. Development shall not commence on the proposed accesses until the recommendations made and agreed with the local planning authority in the approved Safety Audit document are implemented

Reasons: In order to ensure that the development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

- (14) Details of the number and location of the bird/bat boxes, insect hotels and other ecological enhancements to be provided as part of the development hereby approved shall be submitted to and approved in writing by the local planning authority prior to commencement of above ground works and shall be installed before occupation of the building and maintained in perpetuity.

Reasons: 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 DM Policy 24 Biodiversity, living roofs and artificial playing pitches and local character of the Development Management Local Plan (November 2014).

- (15) (a) The development shall not be occupied until a Delivery and Servicing 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.

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

- (16) (a) No part of the development hereby approved shall be occupied until such time as a user's 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 Travel Plan from first occupation.
- (b) The 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. The Travel Plan must include use of the buildings for community purposes.
- (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).

Reasons: 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).

- (17) (a) The development shall be constructed in accordance with the approved Energy Strategy Statement in order to achieve a minimum of 35% improvement in the Target Emission Rate (TER) over the 2013 Building Regulations Part L1A minimum requirement to accord with current (April 2015) GLA requirements for carbon reduction; and
- (b) Within 3 months of occupation of any of the buildings hereby approved, evidence (prepared by a suitably qualified assessor) to demonstrate full compliance with part (a) of this condition for each unit

shall be submitted to and approved in writing by the local planning authority.

Reasons: 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).

- (18) (a) The development shall be in accordance with the Landscaping Design and plan nos. L-100 Rev B; L-501; L-502; L-503; L-504 hereby approved.
- (b) All planting, seeding or turfing comprised in the landscaping scheme hereby approved shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 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.

Reasons: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policy 12 Open space and environmental assets, and 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).

- (19) No plumbing or pipes, other than rainwater pipes, shall be fixed on the front elevation of the buildings.

Reasons: It is considered that such plumbing or pipes would seriously detract from the appearance of the building(s) 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).

- (20) The classroom window to be installed in the northern elevation of the first floor of the classroom block hereby approved shall be fitted as obscure glazed and fixed shut and retained in perpetuity.

Reasons: To avoid the direct overlooking of adjoining properties and consequent loss of privacy thereto and to comply with Policy 15 High Quality design for Lewisham of the Core Strategy (June 2011).

- (21) The use of the flat roof on the buildings hereby approved shall be as set out in the application and no development or the formation of any door providing access to the roof shall be carried out, nor shall the roof area be used as a balcony, roof garden or similar amenity area.

Reasons: In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Policy 15 High Quality design for Lewisham of the Core Strategy (June 2011).

- (22) 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

Reasons: To comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011) and policies DM 25 Landscaping and trees and 30 Urban design and local character of the Development Management Local Plan (November 2014).

- (23) The development shall be fitted with a total of 64m² of Solar Photovoltaic arrays with a total rated capacity of 9 kWp in accordance with the Energy Strategy Statement and plan no. PL-104 Rev A hereby approved.

Reasons: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.5 Decentralised energy networks and 5.7 Renewable energy in the London Plan (2015) and Core Strategy Policy 7 Climate change and adapting to the effects and Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

- (24) Construction of the development shall be in accordance with the tree protection measures stated in the Arboricultural Impact Assessment and Method Statement and TPP_STWINIFREDS_3 Rev B hereby approved.

Reasons: 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).

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) The applicant is advised that any works associated with the implementation of this permission (including the demolition of any existing buildings or structures) 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 Planning Authority, before any such works of demolition take place.
- (3) 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>

- (4) You are advised that all construction work should be undertaken in accordance with the "London Borough of Lewisham Code of Practice for Control of Pollution and Noise from Demolition and Construction Sites" available on the Lewisham web page.
- (5) Applicants are advised to read 'Contaminated Land Guide for Developers'(London Borough's Publication 2003), on the Lewisham web page, before complying with the above condition. All of the above must be conducted in accordance with DEFRA and the Environment Agency's (EA) - Model Procedures for the Management of Land Contamination.

Applicants should also be aware of their responsibilities under Part IIA of the Environmental Protection Act 1990 to ensure that human health, controlled waters and ecological systems are protected from significant harm arising from contaminated land. Guidance therefore relating to their activities on site, should be obtained primarily by reference to DEFRA and EA publications.

- (6) In preparing the scheme of dust minimisation, reference shall be made to the London Councils Best Practice Guide: The Control of Dust and Emissions from Construction and Demolition. All mitigation measures listed in the Guide appropriate to the size, scale and nature of the development will need to be included in the dust minimisation scheme.
- (7) Assessment of the sound insulation scheme should be carried out by a suitably qualified acoustic consultant.
- (8) Conditions 3, 4, 5, 6, 7, 8, 9, 10 and 11 require details to be submitted prior to the commencement of development due to the importance of these matters and to ensure these details are acceptable before works are undertaken.