

Committee	PLANNING COMMITTEE A	
Report Title	BAMPTON ESTATE, BAMPTON ROAD, LONDON SE23 2AX	
Ward	PERRY VALE	
Contributors	HOLLY LUCAS	
Class	PART 1	03 October 2019

Reg. Nos. (A) LE/171/H/TP
(B) DC/19/112918

Application Dated 02/07/2019

Applicant Lewisham Homes on behalf of Lewisham Council

Proposal The demolition of seven (7) existing garages at Bampton Estate, Bampton Road SE23, to allow for the construction of one (1) part three/part four/part five storey building to provide thirty nine (39) over 55s dwelling units, together with the provision of the relocated ball court, associated landscaping, refuse storage and cycle and car parking

Background Papers (1) Case File LE/171/H/TP
(2) Local Development Framework Documents
(3) The London Plan

Designation PTAL 3
Not in a Conservation Area
Not a Listed Building

1 **SUMMARY**

1 This report sets out Officer's recommendation for the above proposal. The report has been brought before members for a decision as permission is recommended to be approved and there are three (3) or more valid planning objections.

2 **SITE AND CONTEXT**

2.1 **SITE DESCRIPTION AND CURRENT USE**

2 Bampton Estate is located in Perry Vale SE23 2AX with a total site area of approximately 1.85ha, however the proposed building area within the wider estate covers an approximate 0.15ha area.

3 Bampton Estate has been identified as a potential site for estate infill as part of the New Homes, Better Places programme to provide affordable housing across the borough.

4 The estate currently supports three (3) existing tower blocks (Standlake Point, Radcot Point and Newbridge Point) at eleven (11) storeys in height, supporting a total of one-hundred and forty-four (144) residential dwellings in addition to Northmoor which is comprised of three (3) separate buildings at two (2) storeys in

height supporting twenty-four (24) sheltered housing bedsits/studios for over 55's (Refer to Figure 1.0 below).

- 5 The three (3) existing tower blocks and Northmoor remain unchanged by the proposal.
- 6 All existing dwellings on the estate are currently managed by Lewisham Homes.



Figure 1.0: Aerial of Bampton Estate (as existing)

- 7 The existing Bampton Estate also comprises No. 19 Bampton Road (owned by L&Q), an existing ballcourt, seven (7) existing garages, a substation and a significant amount of open space.
- 8 The site supports approximately 145 existing trees, which range in value from Category B (moderate quality) to Category U (unsuitable for retention). There are no Category A (high quality) trees on site and none of the trees are covered by Tree Preservation Orders (TPOs).
- 9 Vehicular access is gained from Perry Vale via Windrush Lane, which forms a head at Standlake Point and does not provide a through-route. Access can also be gained from Inglemere Road to another smaller parking area, terminating at Radcot Point.
- 10 The site overall is undulated and falls approximately 8m from south to north.

2.2 CHARACTER OF AREA

- 11 The site and its surrounding context is predominately residential in character, presenting generally 2-4 storeys in height with the exception of the eleven (11) storey tower blocks.

- 12 The site is framed by Perry Vale and the rear gardens of properties on Perry Vale to the north, which form the boundary of the Perry Vale and Christmas Estate Conservation Area. Existing L&Q development 'Whitney Path' is located to the east with Mayow Road beyond, Inglemere and Bampton Road to the south with predominately residential development (2-4 storeys) beyond and Fifield Path with a terraced row of two (2) storey dwellings, which present as three (3) storeys with garages below (owned by L&Q) to the west.
- 13 The typologies surrounding the estate are mixed including detached Victorian dwelling houses and 70's style terraced housing and flats.
- 14 A small single storey convenience store is located at the corner of Bampton and Inglemere Road and a small community hall is located on Inglemere Road.
- 15 An application was received by the Council's Culture and Community Development team on 12 July 2019 relating to the 'Bampton Estate Green', which was acknowledged by the Council on 29 July 2019 and subsequently included in the Council's list of community assets on 11 September 2019.

2.3 HERITAGE/ARCHAEOLOGY

- 16 The site does not contain any statutory Listed Buildings on or within close proximity to the site, nor is it an Area of Archaeological Priority.
- 17 It is not located within a Conservation Area, however adjoins part of the Perry Vale and Christmas Estate Conservation Area, designated in January 2019. The Forest Hill and Sydenham Conservation Areas are located further west, separated by the existing railway line at Forest Hill running north to south.
- 18 The adjoining Conservation Area also includes an 18th century cottage (now Rose and Ichthus Cottages at 118 and 118a Perry Vale). These buildings are included on the Council's local list.
- 19 The detached houses at Numbers 108 to 116 Perry Vale, located to the north-east, form part of the Perry Vale and Christmas Estate Conservation Area as they were Christmas's first large scale residential developments and replaced earlier and more widely spaced Victorian villas (such as the surviving Number 106). The impact on these properties is discussed further in section 7.6 of this report.

2.4 SURROUNDING AREA

- 20 Mayow Park, Dacres Wood Nature Reserve and Albion Millennium Green are all located within 500m of the subject site and provide opportunity for public open space.
- 21 Forest Hill Secondary School, Perry Mount Primary School, Our Lady & St Philip Neri and St George's CE Primary School are also located within a 500m radius.

2.5 LOCAL ENVIRONMENT

- 22 The site falls within Flood Risk Zone 1 and is therefore considered as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

2.6 TRANSPORT

23 The site presents a Public Transport Access Level (PTAL) score of 3 (moderate) on a scale of 1-6b, 1 being lowest and 6b is highest.

24 It is located within 800m of the Forest Hill Overground Station and 1.4km to Sydenham Overground Station and is well serviced by three (3) bus links (Bus Routes 75, 122 and 185), approximately 200m from the site providing access to Lewisham, Crystal Palace and Victoria.

3 RELEVANT PLANNING HISTORY

25 **DC/18/106504** - The demolition of seven (7) existing garages, one (1) dwelling house and a ball court at Bampton Estate, Bampton Road SE23, to allow for the construction of one (1) part four/part five storey building to provide fifty (50) over 60s dwelling units and associated ancillary uses, together with the provision of the relocated ball court, associated landscaping, refuse storage, cycle parking, car parking and the extension of Windrush Lane onto Bampton Road. **Withdrawn by applicant 16 July 2019.**

4 CURRENT PLANNING APPLICATION

4.1 THE PROPOSALS

26 Full planning permission is sought for the demolition of seven (7) existing garages and relocation of the existing ballcourt to allow for the construction of a part 3/ part 4/ part 5 storey building to provide 39 x 1 bed residential dwellings for the over 55's demographic.

27 In addition, improvement works are proposed to the wider estate including associated landscaping, a re-provided ballcourt, refuse storage, forty (40) x double-stacked cycle parking spaces, seven (7) Sheffield cycle stands providing fourteen (14) additional spaces, twelve (12) x mobility scooter spaces, car parking formalisation to provide an up-lift in twenty (20) x car parking spaces and road improvements to Windrush Lane.

28 The flats are designed to meet Building Regulations Part M4 with 90% (35 dwellings) meeting M4(2) to be Accessible and Adaptable and 10% (4 dwellings) to be M4(3) Wheelchair User Dwellings.

29 All dwellings would be built to the Housing our Ageing Population: Panel for Innovation (HAPPI) Guidelines.

30 The proposed building would replace the existing ballcourt, to be re-provided in the north-eastern corner of the site.

31 All dwellings are to be 100% affordable (Social Rent) to be managed by Lewisham Homes on behalf of Lewisham Council.

4.2 **COMPARISON WITH PREVIOUSLY WITHDRAWN SCHEME**

32 Summarised below are the main changes from the previously withdrawn scheme (DC/18/106504) and the current scheme:

- The existing dwelling house at 19 Bampton Road will now be retained.
- The scale of the development has been reduced from 50 x 1 BED dwellings to 39 x 1BED dwellings.
- The demographic for the new Council homes has been widened; previously the scheme was for over 60s, now over 55s.
- The extension of Windrush Lane as a through-route for vehicles is no longer proposed.
- Tree removal has been reduced from 33no. to 23no. and replacement tree planting has been increased from 32no. to 42no. trees
- Improved daylight/sunlight for properties along Fifield Path as a result of design changes.

5 CONSULTATION

5.1 PRE-APPLICATION ENGAGEMENT

33 Pre-application discussions started between the Applicant (Lewisham Homes) and Council Officers in July 2016 and continued up until March 2018.

34 Nine (9) pre-application meetings, one (1) Design Review Panel (DRP) and meetings with stakeholders including Secured by Design, Council's Housing Officers, Urban Design and Highways Officers were held prior to submission of the original and current planning applications.

35 Following the withdrawal of the scheme submitted in March 2018, an additional pre-application meeting and design discussion was held in April 2019 to discuss the revised proposal.

36 It is considered that the current scheme is largely similar to the original submission and therefore there was no requirement to present the case back to the Design Review Panel.

5.2 APPLICATION PUBLICITY

37 Consultation for the application has been carried out in accordance with Lewisham Council's Statement of Community Involvement for a major development.

38 Site notices were displayed on 10 July 2019 and a press notice was published on 10 July 2019.

39 Letters were sent to 183 residents and businesses in the surrounding area and the relevant ward Councillors on 8 July 2019.

40 Thirty-six (36) responses were received, comprising thirty-three (33) objections and one (1) comment. One (1) petition was received with approximately one-hundred and eighty (180) signatures, which is a duplicate of the petition received for the withdrawn application.

5.2.1 Objections

Material planning consideration	Para where addressed
<p>Estate Disruption:</p> <p><i>Construction, freedom for children to play safely, noise and dust, additional people on the estate, length of construction.</i></p>	Section 7.6.3
<p>Ballcourt:</p> <p><i>Staging of re-provision, new location is closer to a busy road and increases conflict with cars, new location closer to residential dwellings, replacement is not up to standard and only has two walls, goal facing the main road, less visible and safe than the existing one, the new ballcourt will not provide organic play like the existing one.</i></p>	Section 7.4.2
<p>Tree/green Loss:</p> <p><i>Significant tree loss which provides clean air, replacement planting does not address tree loss concern, nature will be destroyed and cannot be replaced, there are no local alternatives, loss of endangered animals, existing greenspace compensates for already overcrowded estate, reduction in areas where residents socialise, no proof existing trees are dangerous required for removal, net loss of greenspace, mental wellbeing of the existing residents which depends on the greenspace.</i></p>	Section 7.8.2
<p>Parking and Traffic:</p> <p><i>Garages proposed to be demolished are not proposed to be replaced, not enough parking and parking in the surrounding street network at night isn't safe, increased traffic will impact on air quality, plans show road where footpath already is, appears parking being reduced; not increased, 11 EVCP is too many, no improvement to the existing parking scenario, need disability parking, emergency services won't be able to gain access, increased parking</i></p>	Section 7.5

<p><i>will encourage commuters from Forest Hill, parking surveys are inaccurate and don't represent reality.</i></p>	
<p>Impact on Existing Buildings:</p> <p><i>Every windows faces the existing tower blocks, windows are less than 20m away, inappropriate for elderly, inappropriate location; why couldn't it be closer to Bampton Road, inappropriate scale, not sustainable, loss of light to Standlake Point, will change the character of the estate, separation distances are inappropriate, the plans don't present the context of Northmoor, the removal of garages may also remove boundary fencing and expose adjoining properties to trespassers, unless a boundary line is reinstated following demolition. Request developer take responsibility for any damage to existing boundary treatments.</i></p>	<p>Section 7.6</p>
<p>Estate Strategy:</p> <p><i>There are many other sites (closed schools, Kenton Court, Valentine Court, Inglemere Road) for development; why this one? There is no guarantee this will remain as over 55's, future proposals of Northmoor are evident, too far from local shops for old people.</i></p>	<p>Section 7.2.4</p>
<p>Estate Management:</p> <p><i>Will the elderly people in the existing buildings be offered a flat? When it rains Standlake Point leaks, fix the existing situation before you add more people, Lewisham Homes mismanage the estate and continue to do so, no confidence in Lewisham Homes, subsidence of Standlake Point currently being investigated by Lewisham Homes, construction may impact on existing concerns and issues.</i></p>	<p>Section 7.6.3</p>
<p>Consultation:</p> <p><i>Consultation undertaken is inadequate and not in line with NPPF.</i></p>	<p>Section 5</p>

<p>Other:</p> <p><i>We have been trying to register the green space as an Asset of Community Value with no luck; residents have been ignored in the past and know this will be approved anyway, there seems to be no mitigation from past proposals, proposal doesn't consider how the shared greenspace is used by young people and the social implication of its removal.</i></p>	<p>Section 7.8</p>
<p><i>Cost of build and value for money.</i></p>	<p>Section 7.2.2</p>

41 Some non-material planning considerations were also raised as follows:

- Existing ballcourt keeps children out of trouble.

5.3 LOCAL MEETING

42 Given the level of local interest in the proposal, all objectors were invited to a drop-in session Local Meeting, which took place on 2 September 2019 at the Dietrich Bonhoeffer Church, SE23 between 19:00 and 21:00. Thirty (30) residents attended the session. The key points raised at the meeting included:

- Some existing properties constantly damp and may be worsened by the proposal.
- Concern about ground stability, the water table, subsidence affecting one of the tower blocks.
- Concern that the development will cause structural damage to the neighbouring blocks.
- Questions about the cost of the scheme and the costs to date. Criticism about use of public funds.
- Concerns about the retention trees along the boundary with adjoining gardens.
- Added value that is created by having the green space and ball court co-located in one part of the estate which creates a feature that is highly valued by residents of the estate and neighbouring areas.
- Suggestions that LH/LBL are not disclosing plans for Northmoor.
- Road layout considered to be an improvement.
- Revised shape of the building and retention of the house make it feel like the new building is very compromised – it's no longer improving the streetscape but still also sitting on the open space and ball court.
- Loss of the ball court and consequential impact
 - o Several people and their children who live near the estate use the ball court and emphasised how it works really well without necessarily being 'designed'. Kids of all ages use it, there is space around it for smaller ones to play in, the slope is used for cycling, picnics, etc. It feels really safe as is away from the road. The acoustics work well. Kids on and off the estate mix well there too.

- The re-provided ball court near to Perry Vale will be highly visible and attract unwanted use by passers-by and 'gang recruitment' and also the previous comments about safety re. the busier road.
- New ball court should have fencing contained around entire perimeter (as opposed to partially enclosed by steps and wall on remaining side)
- Questions why there wasn't more engagement with local kids or families to discuss the new location.
- New trees will not be anywhere as large as existing for some time.
- Concern regarding lift and accessibility in case of an emergency#
- Building is too far from the shops and amenities for older people.
- Impact of the new ball court location outlook, privacy and noise of adjoining properties.
- Principle of development unacceptable.
- Loss of green space; green space was allocated to the point blocks in the original design of the estate. Concern this scheme will set a precedent for green spaces in other estates.
- The loss of trees is a concern.
- The greenspace is also used by people outside of the estate; it's a local park.
- The green space in the estate is the only green space around.

5.4 INTERNAL CONSULTATION

43 The following internal consultees notified on 10 July 2019:

44 Highways

Raised no objection to the proposal, subject to conditions to secure:

- Parking Management Plan (including EVCP details)
- Travel Plan
- Delivery and Servicing Plan
- Construction Logistics Management Plan
- Details of the proposed cycle/mobility scooter storage
- S278 Agreement to secure the following Highways Works
 - Improvement works to the footways adjacent to the site, at the Windrush Lane/Perry Vale junction (including the installation of tactile paving and dropped kerbs);
 - The installation of dropped kerbs and tactile paving on the public Highway at the vehicular access into the estate from Inglemere Road; and
 - Improvement works to the informal crossing at the Sunderland Road/Perry Vale junction, to improve the pedestrian accessibility between the application site and the eastbound bus stop on Perry Vale.

45 Strategic Waste and Environment

No response received.

46 Tree Officer

No response received.

47 Ecological Regeneration

Requested that all the consultant ecologist (London Wildlife Trust) recommendations and mitigations suggested are secured by appropriately worded conditions, including retention and enhancement of existing habitats, external lighting to be of an appropriate level, living roof to be high quality and appropriate with consideration to the surrounding area, bird and bat boxes, tree protection during construction and bat, bird and vertebrate surveys.

48 Met Police (Designing Out Crime Officer)

No response received, however was involved at pre-application stage.

49 Urban Design

Involved throughout pre-application and provided significant input throughout the design process.

50 Environmental Protection

Raised no objection, however requested a Site Contamination condition.

51 Strategic Housing

Strongly support the planning application to demolish seven (7) garages and the construction of thirty-nine (39) social rent council homes.

52 Environmental Health Air Quality Assessment

No response received.

53 Planning Policy

No response received.

54 Sustainability – Heat

Sustainability Officers are broadly supportive of the proposal, however have requested an appropriately worded pre-commencement Condition to address their outstanding concerns, which is discussed further in section 7.7 of this report.

55 Sustainability – Flooding and Surface Water

Sustainability Officers are broadly supportive of the proposal, however have requested an appropriately worded pre-commencement Condition to address their outstanding concerns, which is discussed further in section 7.7 of this report.

5.5 STATUTORY CONSULTATION

56 The following Statutory Consultees were notified on 10 July 2019:

57 Sports England

Confirmed the proposal does not fall within their statutory or non-statutory remit and therefore have not provided a detailed response.

58 Natural England

Confirmed no comment to make in relation to the proposal.

59 Thames Water

With regard to Surface Water, Waste Water and Sewage Treatment Works, Thames Water raise no objection based on the information provided. Conditions and informatives requested.

Lewisham Design Review Panel (LDRP)

60 The original application was presented to Lewisham Design Review Panel on 13 December 2017, the following key points of feedback are summarised below:

- Supported the massing and location of the new block as a transition between Fifield Path and existing tower blocks;
- High level of dual aspect dwellings and overall high quality living standards;
- Supported the careful consideration of the proposed block to consider tree root protection areas, minimise tree loss (only Cat U and Cat B) and retain openness of the estate;
- It was suggested that the boundary between the courtyard for the new residents and the public realm be defined through subtle planting;
- The panel was supportive of the proposed extension of Windrush Lane (which still formed part of the proposal at the time of presentation);
- Encouraged green/living roofs and high quality landscaping/public realm;
- Encouraged improvement to the area along Fifield Path such as replacing garage doors, improved surface treatments, better lighting and new tree planting.

61 Considering the design and appearance of the current scheme is similar to the withdrawn planning application, it was not considered necessary to present the proposal back to the LDRP.

6 POLICY CONTEXT

6.1 LEGISLATION

62 Planning applications are required to be determined in accordance with the statutory development plan unless material considerations indicate otherwise (S38(6) Planning and Compulsory Purchase Act 2004 and S70 Town & Country Planning Act 1990).

6.3 MATERIAL CONSIDERATIONS

64 A material consideration is anything that, if taken into account, creates the real possibility that a decision-maker would reach a different conclusion to that which they would reach if they did not take it into account.

65 Whether or not a consideration is a relevant material consideration is a question of law for the courts. Decision-makers are under a duty to have regard to all applicable policy as a material consideration.

66 The weight given to a relevant material consideration is a matter of planning judgement. Matters of planning judgement are within the exclusive province of the LPA. This report sets out the weight Officers have given relevant material considerations in making their recommendation to Members. Members, as the decision-makers, are free to use their planning judgement to attribute their own weight, subject to the test of reasonableness.

6.2 NATIONAL POLICY & GUIDANCE

- National Planning Policy Framework 2019 (NPPF)
- National Planning Policy Guidance

6.3 DEVELOPMENT PLAN

67 The Development Plan comprises:

- London Plan Consolidated With Alterations Since 2011 (March 2016) (LPP)
- Core Strategy (June 2011) (CSP)
- Development Management Local Plan (November 2014) (DMP)
- Site Allocations Local Plan (June 2013)

6.4 SUPPLEMENTARY PLANNING GUIDANCE

68 Lewisham SPG/SPD:

- Planning Obligations Supplementary Planning Document (February 2015)

69 London Plan SPG/SPD:

- Planning for Equality and Diversity in London (October 2007)
- London View Management Framework (March 2012)
- All London Green Grid (March 2012)
- Play and Informal Recreation (September 2012)
- Sustainable Design and Construction (April 2014)
- Character and Context (June 2014)

- The control of dust and emissions during construction and demolition (July 2014)
- Accessible London: Achieving an Inclusive Environment (October 2014)
- Housing (March 2016)
- Homes for Londoners: Affordable Housing & Viability (August 2017)
- Energy Assessment Guidance (October 2018)

6.5 OTHER PLANNING GUIDANCE

- Draft London Plan (expect 2019): The Mayor of London published a draft London Plan on 29 November 2017 and minor modifications were published on 13 August. The Examination in Public commenced on 15 January 2019 and concluded on 22 May 2019. This document now has some limited weight as a material consideration when determining planning applications. The relevant draft policies are discussed within the report (DLPP)

7 **PLANNING CONSIDERATIONS**

70 The main issues are:

- Principle of Development
- Housing
- Specialist Residential Uses
- Urban Design
- Transport Impact
- Impact on Adjoining Properties
- Sustainable Development
- Natural Environment

7.1 PRINCIPLE OF DEVELOPMENT

General policy

- 71 The National Planning Policy Framework (NPPF) at Paragraph 11, states that there is a presumption in favour of sustainable development and that proposals should be approved without delay so long as they accord with the development plan.
- 72 Lewisham is defined as an Inner London borough in the London Plan. LPP 2.9 sets out the Mayor of London's vision for Inner London. This includes among other things sustaining and enhancing its recent economic and demographic growth; supporting and sustaining existing and new communities; addressing its unique concentrations of deprivation; ensuring the availability of appropriate workspaces for the area's changing economy; and improving quality of life and health.

Policy

- 73 The application site is not located within a town centre or designated shopping frontage. It is not within any of the defined Strategic Industrial Locations, Local Employment Locations or Mixed Use Locations as defined by Core Strategy and is not located within an Area of Archaeological Priority.
- 74 The London Plan, London Plan Supplementary Planning Guidance (SPG), Core Strategy, Development Management Local Plan, Residential Standards Supplementary Planning Document and other national planning guidance emphasise the importance of high quality design that complements the existing development and establishes suitable character.
- 75 NPPF Chapter 11 outlines that planning decisions should make effective use of land by promoting and supporting under-utilised land and buildings, particularly where they would contribute to housing need and where sites could be used more effectively.
- 76 NPPF Chapter 12 seeks to achieve well-designed places and seeks to ensure that developments are visually attractive. London Plan Policy 3.4 supports new housing schemes where the local character and context are well considered, which is in line with DM Policy 33 which resists residential development on existing amenity areas of landscaped open space attached to existing residential development, unless it is of the highest design quality and it relates successfully to the existing design quality of the streetscape.

7.1.1 Principle of development conclusions

- 77 The proposed development forms part of Lewisham Council's New Homes, Better Places Programme to provide 500 new genuinely affordable homes across the borough.
- 78 Providing housing, particularly affordable housing is a current priority to tackle the housing crisis in the borough and wider London.
- 79 In October 2015, Lewisham Mayor and Cabinet was advised of the intended proposals for Council housing on Bampton Estate. Mayor and Cabinet agreed Officers to develop proposals for Bampton Estate as part of the New Homes, Better

Places programme. In February 2018, a report was put to Mayor and Cabinet setting out the s105 consultation and agreed a planning application should be submitted for the construction of 50 new Council homes on the estate for the over 60's demographic. In July 2018 Mayor and Cabinet agreed to appoint a contractor on site for the submitted 50 flat scheme at Bampton Estate. Following significant objection raised relating to the 50 dwelling scheme, Mayor and Cabinet agreed to a revised scheme of 39 Council homes for over 55's and supported the increase tree retention.

- 80 The site will make a valuable contribution towards meeting housing needs as identified in the London Plan Policies 3.3 and 3.4 to increase housing supply and optimising housing potential, taking into account local context and character, design principles and public transport capacity. Furthermore, the London Plan Policy 3.8 identifies the need for Londoners to have a genuine choice of high quality affordable housing, which is considered to be in line with this proposal. The proposal will make use of land and Officers therefore raise no objection to the principle of development, subject to securing a high quality design.

7.2 HOUSING

81 This section covers: (i) the contribution to housing supply, including density; (ii) the dwelling size mix; (iii) the standard of accommodation; and (iv) total affordable housing proposed and its tenure split.

7.2.1 Contribution to housing supply

Policy

82 National and regional policy promotes the most efficient use of land.

83 The NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. The NPPF sets out the need to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

84 The NPPF encourages the efficient use of land subject to several criteria set out in para 122. Para 123 applies where there is an existing or anticipated shortage of land for meeting identified housing needs and strongly encourages the optimal use of the potential of each site.

85 London Plan Policies (LPPs) 3.3 and 3.4 seek to increase housing supply and to optimise housing output within the density ranges set out in the sustainable residential quality (SRQ) matrix.

86 Emerging Draft LPPs H1, H2 and D6 support the most efficient use of land and development at the optimum density. Defining optimum is particular to each site and is the result of the design-led approach. Consideration should be given to: (i) the site context; (ii) its connectivity and accessibility by walking and cycling and existing and planned public transport (including PTAL); and (iii) the capacity of surrounding infrastructure.

87 The current London Plan sets an annual target of 1,385 new homes until 2025. The emerging draft London Plan, if unchanged, would increase this to 2,117.

88 National and regional policy avoids specifying prescriptive dwelling size mixes for market and intermediate homes.

89 NPPF para 61 expects planning policies to reflect the need for housing size, type and tenure (including affordable housing) for different groups in the community.

90 LPP 3.8 states Londoners should have a genuine choice of homes, including differing sizes and types. Emerging DLPP H12 sets out that an appropriate mix of unit sizes should be informed by several criteria set out in the policy.

91 CSP 1 echoes the above with several other criteria however expects the provision of family housing (3+ bedrooms) in major developments.

92 Determining an appropriate mix of dwelling sizes for a site depend on several criteria in CSP 1, relating to: (i) the site's character and context; (ii) previous or existing use of the site; (iii) access to amenity space for family dwellings; (iv) likely parking demand; (v) local housing mix and population density; and (vi) social and other infrastructure availability and requirements.

Discussion

- 93 The existing estate comprises a total area of 1.85ha and currently provides one-hundred and forty-four (144) dwellings. With an additional thirty-nine (39) dwellings on the estate, the existing density of 78 dwellings per hectare would therefore be increased to 99 dwellings per hectare, which is considered to be in line with the London Plan density range of 70-170 dwellings per hectare for sites in an urban location with a moderate PTAL.
- 94 The proposed thirty-nine (39) social rented dwellings would make a valuable contribution to housing targets set by the Mayor of London, equating to 2.8% of the 1385 dwelling existing target and to be 1.84% of the 2117 dwelling target.

7.2.2 Affordable housing

Percentage of affordable housing

Policy

- 95 Core Strategy Policy 1 and Development Management Policy 7 seek to provide a mix of dwellings and provide affordable housing. It confirms that the maximum level of affordable housing would be sought by the Council, with a strategic target of 50% as a starting point for negotiations and subject to the assessment of viability. The policy seeks provision at 70% social rented and 30% intermediate housing (based on total unit numbers).
- 96 The Affordable Housing and Viability SPG (AHV) introduced the threshold approach to viability. Proposals are not required to be supported by viability information where they: (i) deliver at least 35% affordable housing on-site without public subsidy; (ii) are consistent with the relevant tenure split; and (iii) have sought to increase the level about 35% by accessing grant (GLA, 2017, p17).

Affordable housing tenure split and dwelling size mix

Policy

- 97 Core Strategy Policy 1 requires major residential development (10 or more dwellings) to provide a proportion of family sized dwellings (three + bedrooms) to create a balanced mix of dwellings and DM Policy 7 gives priority to providing family dwellings.

Discussion

- 98 The proposed development would provide thirty-nine (39) new dwellings of which 100% would be for social rent. As the accommodation proposed is a specialised housing need for older people (55+), the proposal for all dwellings to be provided as 1 BED dwellings is justified to meet demand and identified as appropriate by Lewisham Homes and Strategic Housing.
- 99 The proposal would provide thirty-nine (39) 100% affordable dwellings for social rent within an existing estate comprising a high density of social rented housing. Whilst the proposed development would not achieve the 70:30 split in favour of social rented dwellings as specified by the Core Strategy, Officers consider the

proposal to be acceptable in this instance given the urgent need for social rented dwellings within the borough.

- 100 Throughout consultation, concern was raised regarding the cost of the application and build, which is acknowledged as a material planning consideration. Lewisham Council is experiencing a significant increase in the number of households facing homelessness and requiring housing assistance. Since 2010 the Council has witnessed a significant increase in the number of households in Temporary Accommodation (TA), whilst the number of available social housing lets has almost halved. This reduction in available Council Housing stock is placing a significant strain across Council housing services, including the provision of suitable, high quality and well-designed TA. It is also forcing the Council to utilise expensive private B&B/Nightly Paid emergency accommodation, which can often be of a poor quality, operating basic shared facilities and located in areas outside of an individual's local support network. Over 2200 people currently live in TA in Lewisham, of which approximately 630 people occupy expensive nightly paid/B&B accommodation. In 2018/2019 the Council spent £3.6m on temporary accommodation, which is a significant expenditure for the Council and therefore supports the urgent need for permanent, high quality social housing.
- 101 As such, Officers consider that the proposed development therefore meets the requirements of Core Strategy 1 and significantly contributes to providing affordable housing for the aging community in the borough.

Dwelling Size

Policy

- 102 National and regional policy avoids specifying prescriptive dwelling size mixes for market and intermediate homes.
- 103 NPPF para 61 expects planning policies to reflect the need for housing size, type and tenure (including affordable housing) for different groups in the community.
- 104 The London Plan Policies 3.3 and 3.4 seek to increase housing supply and optimise housing potential, taking into account local context and character. Furthermore, the London Plan Policy 3.8 identifies the need for Londoners to have a genuine choice of high quality affordable housing, which is considered to be in line with this proposal.
- 105 Core Strategy Policy 1 echoes the above with several other criteria however expects the provision of family housing (3+ bedrooms) in major developments including the site's character and context; previous or existing use of the site; access to amenity space for family dwellings; likely parking demand; local housing mix and population density; and social and other infrastructure availability and requirements.

Discussion

- 106 The proposed development comprises thirty-nine (39) self-contained residential units.
- 107 All dwellings are purposefully designed to the 'HAPPI' guidelines with the intention to relieve housing need, specifically for over 55's. The provision of 100% 1BED

dwellings, in this scenario, is therefore considered to acceptable and is supported by Officers as they provide self-contained, adaptable homes with private amenity space and achieve good standards of accommodation for the Council's aging population.

Summary of Affordable housing

- 108 The proposal is for 100% affordable social rented housing in accordance with DM Policy 7 and 32 and London Plan Policies 3.10, 3.11 and 3.13 and exceeds the requirement of DM Policy 7, however when providing genuinely affordable housing is considered acceptable. The development would not meet the requirements of Core Strategy 1 in providing family sized dwellings, however the specialised need for older peoples accommodation is acknowledged and supported.

7.2.3 Residential Quality

General Policy

- 109 NPPF para 127 sets an expectation that new development will be designed to create places that amongst other things have a 'high standard' of amenity for existing and future users. This is reflected in relevant policies of the London Plan (LPP 3.5), the Core Strategy (CS P15), the Local Plan (DMP 32) and associated guidance (Housing SPD 2017, GLA; Alterations and Extensions SPD 2019, LBL).
- 110 The main components of residential quality are: (i) space standards; (ii) outlook and privacy; (iii) overheating; (iv) daylight and sunlight; (v) noise and disturbance; (vi) accessibility and inclusivity; and (vii) children's play space.

Internal space standards

Policy

- 111 The Technical Housing Standards (2015), Mayors Housing Supplementary Planning Guidance (SPG), London Plan Policy 3.5 and DM Policy 32 set out or make reference to the minimum internal space standards to achieve housing development that provides the highest quality of space externally in relation to its context.
- 112 The London Plan Policy 3.5 seeks to achieve housing development that provides the highest quality of space internally and externally in relation to its context.

Discussion

- 113 Any single storey 1BED/2P dwelling, as outlined by The London Plan is required to provide a minimum 50m² Gross Internal Area (GIA) with a minimum of 1.5m² built-in storage. All of the proposed dwellings would meet or exceed the minimum GIA and storage standards.

Outlook & Privacy

Policy

- 114 DM Policy 32 expects all new development to provide a satisfactory level of privacy, outlook and natural lighting for both its future residents, which is also

supported by the Mayors Housing SPG. Furthermore, The London Plan Policy 5.3 requires the highest standards of sustainable design and construction to be achieved, including the avoidance of single-aspect units. The Lewisham Residential Development Standards SPD also requires a flexible 21m distance between habitable windows on main rear elevations.

Discussion

- 115 There are scenarios where the development does not comply with the flexible separation distance of 21m. The closest relationship between the proposed dwelling and existing residential property is with No. 19 Bampton, which represents a minimum habitable room window to habitable room window distance of 14.2m. Standlake Point also represents a habitable window separation between the proposed development of 19m. Notwithstanding that, the separation distances from most surrounding residential properties are well in excess of the Council's recommended minimum standards and it is therefore considered the outlook and privacy received in the proposed dwellings would be of an acceptable standard.
- 116 DM Policy 32 also assesses whether the proposed accommodation would provide a good outlook and adequate privacy. The design proposes all dwellings to be at least dual aspect and balconies to be inset with built-in brick planters for increased privacy. Private terraces and perimeter planting are proposed to the ground floor amenity spaces, which will help to reduce direct overlooking between amenity spaces. The closest separation distance between amenity spaces is over 20m.
- 117 Owing to the careful 'U' shape design, there is no scenario of habitable windows directly facing one and other.

Overheating

Policy

- 118 London Plan Policies 5.3 and 5.9 seek to avoid internal overheating through design, materials, construction and operation of the development. The Mayors Housing SPG also demonstrates that development proposals should achieve an appropriate design of dwellings to avoid overheating without heavy reliance on energy intensive mechanical cooling systems.

Discussion

- 119 The inclusion of dual aspect dwellings would allow for better daylight and reduce overheating which is supported.

Daylight and Sunlight

Policy

- 120 DMP 32(1)(b) expects new developments to provide a 'satisfactory level' of privacy, outlook and natural lighting for its future residents.
- 121 Daylight and sunlight is generally measured against the Building Research Establishment (BRE) standards. This is not formal planning guidance and should be applied flexibly according to context. The BRE standards set out below are not a mandatory planning threshold.

122 In new dwellings, the BRE minimum recommended average daylight factor (ADF) is 1 % for bedrooms, 1.5% for living rooms and 2 % for kitchens.

Discussion

123 The Daylight and Sunlight Study (Within Development) undertaken, determined that approximately 93% of all rooms achieve or exceed the minimum recommended Average Daylight Factor (ADF), which is considered to be a high level of compliance in an urban context. This result found that only six (6) of the seventy-eight (78) windows didn't meet the ADF targets.

124 Failing windows receive an ADF of between 1.4-1.9% where 2% is considered to be a passing result. These six (6) windows all support proposed Living/Dining/Kitchen rooms.

125 The study further found that not all living room windows (36%) receive ideal levels of direct sunlight with fourteen (14) of the thirty-nine (39) living rooms passing both the total annual sunlight hours test and the winter sunlight hours test. With consideration to such, BRE does acknowledge that for larger developments of flats, it may not always be possible to achieve full compliance owing to design constraints. This result is due in part to design with inset balconies which results in shading and therefore reduced sunlight, however on balance this provides more secure and private amenity space, which is supported.

126 Overall, Officers acknowledge that a major development may result in some dwellings not receiving the recommended internal daylight and sunlight levels, however on balance it is considered that the proposal achieves a satisfactory level of residential amenity and that all units would have good outlook through being at least dual aspect with corner units achieving a triple aspect.

Noise & Disturbance

Policy

127 The NPPF at para 170 states decisions should among other things prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise pollution. Development should help to improve local environmental conditions. Para 180 states decisions should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development and avoid noise giving rise to significant adverse impacts on health and the quality of life.

128 Planning controls the effect of noise from external sources on residential uses and noise transmission between different uses. The relevant standard is BS: 8233:2014. This states the internal noise levels within living rooms must not exceed 35dB(A) during the daytime (0700-2300) and 30 dB(A) in bedrooms during the night –time (2300-0700).

129 With respect to external areas, BS 8233:2014 recommends that external noise level does not exceed 50dB LAeq,T with an upper guideline of value of 55dB LAeq,T

- 130 The NPPG states LPAs should consider noise when new developments may create additional noise and when new developments would be sensitive to the prevailing acoustic environment and in doing so consider:
- whether or not a significant adverse effect is occurring or likely to occur;
 - whether or not an adverse effect is occurring or likely to occur; and
 - whether or not a good standard of amenity can be achieved

- 131 The objectives of the NPPF and NPPG are reflected in LPP 7.15, DLPP D1,D12 and D13, CS Objective 5 and DMP 26

Discussion

- 132 An Environmental Noise Assessment has been carried out to assess the potential noise impact of existing environmental noise sources on the proposed development. The study found that the noise levels were observed to be consistent across the site and were predominately owing to traffic noise. Indoor noise levels were found to be reasonably consistent and the internal ambient noise levels will not exceed lowest-observed-adverse-effect level (LOAEL) in relation to internal amenity.

- 133 Interior and exterior design noise levels have been assessed and found that all noise levels inside the rooms slightly exceed the target noise levels in an open window scenario and therefore closed windows with trickle vents should be considered for primary ventilation. Furthermore the results show that typical thermal double-glazed windows are capable of providing acceptable internal noise levels.

Accessibility and inclusivity

Policy

- 134 The Local Plan Policy 3.8 requires 10% of residential units to be designed to Building Regulation standard M4(3) 'wheelchair user dwellings' and therefore be wheelchair accessible, or easily adaptable for residents who are wheelchair users, with the remaining 90% to M4(2) 'accessible and adaptable dwellings'.
- 135 Core Strategy Policy 1 requires major schemes to provide 10% of all units and each tenure type to be constructed as accessible. DM 32 states that the Council will require new build housing to be designed to ensure that internal layout and external design features provides housing that is accessible to all intended users.

Discussion

- 136 The proposed development has been designed to comply with Part M of the building regulations. In accordance with policy, the flats are designed to meet Building Regulations Part M4 with 90% (35 dwellings) meeting M4(2) to be Accessible and Adaptable and 10% (4 dwellings) to be M4(3) Wheelchair User Dwellings. All wheelchair user dwellings would be provided at ground floor.
- 137 Overall, the proposed standard of accommodation and private/public amenity space proposed for each unit are considered to be acceptable and policy compliant.

- 138 All proposed disability parking bays would be provided on Windrush Lane to the rear of the proposed building, along the boundary of the rear gardens of properties at Perry Vale. The parking bays would be allocated with stainless steel symbol inserted into the paving.

External space standards and ballcourt

Policy

- 139 The Technical Housing Standards (2015), Mayors Housing Supplementary Planning Guidance (SPG), London Plan Policy 3.1 and DM Policy 32 set out or make reference to the minimum space standards required for amenity space to achieve housing development that provides the highest quality of space externally in relation to its context.
- 140 Standard 4 of the Housing SPG states that, where communal open space is provided, development proposals should demonstrate that the space: is overlooked by surrounding development; is accessible to disabled people including people who require level access and wheelchair users; and is designed to take advantage of direct sunlight; has suitable management arrangements in place.

Discussion

- 141 Specifically, the Housing SPG requires private outdoor amenity space standards to provide a minimum of 5m² for any 1-2 dwelling with a minimum depth of 1500mm, which is met or exceeded in all circumstances.
- 142 All residents will have access to the level communal central courtyard, re-provided ballcourt and open space within the estate, which would be provided in addition to the private outdoor amenity space.

Children's play space

Policy

- 143 LPP3.6 states housing proposals should make provision for play and informal recreation.
- 144 The Mayor's Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation SPG recommends 10sqm of play space per child. The GLA divide the requirements of children's play space into three categories: (i) under 5s, described as doorstep play and generally considered as part of the plot; (ii) ages 5-11; and (iii) children 12 plus.

Discussion

- 145 Given that the proposal is for specialised aged care for over 55's, no designated children's play space is required to be provided, however the re-provided ballcourt will ensure the existing children's play space is not lost. The nature of the proposal includes landscaping improvements within the estate, which will also contribute to improved formal and informal playspace for children within the estate.

7.2.4 Housing conclusion

- 146 The proposal contributes to the Council's New Homes Programme by creating 100% new social rented Council homes on secure tenancies to households on Lewisham's Housing Register. In July 2018, there were 272 people qualifying for over 55's accommodation on the register, of which 50% are actively bidding. Average waiting times for a new home is 633 days.
- 147 The current application helps to address this demand and is in line with the Council's Housing Strategy. The Strategy states that 'In particular we need to ensure that there is an increase in the supply of affordable homes for those who have least capacity to pay unaffordable market rents' and from this, a key objective of the Strategy is to build the homes the borough's residents need.
- 148 Throughout consultation residents raised concern with regard to securing the development for the intended demographic. The provision of 1BED dwellings is specifically appropriate to over 55's and given that the application seeks permission specifically for over 55's, 100% social rented dwellings it is therefore secured as such in Conditions 29 and 30.
- 149 The site will make a valuable contribution towards meeting affordable housing needs as identified in the London Plan Policies 3.3 and 3.4 to increase housing supply and optimising housing potential in a sustainable urban location making efficient use of the land. Furthermore, the London Plan Policy 3.8 identifies the need for Londoners to have a genuine choice of high quality affordable housing, which is considered to be in line with this proposal. The proposal will make use of openspace and officers therefore do not raise an objection to the principle of development, subject to securing a high quality design.

7.3 SPECIALIST RESIDENTIAL USES

Policy

- 150 NPPF seeks to ensure that the needs of groups with specific housing requirements are addressed, more specifically DM Policy 5 aims to ensure specialist accommodation for older people is provided in the appropriate locations, which is also consistent with The London Plan Policy 3.1, 3.5 and 3.8.

Discussion

- 151 It is considered that specialist accommodation for older people meets specific need and as the ageing population increases, the Council needs to ensure it can meet demand for such by providing suitable housing.
- 152 Specialist accommodation is supported by the Council where it is well designed to meet the specific requirements of the intended residents and their social, physical, mental and/or health care needs and where development proposals provide easy access to public transport, shops, local services, community facilities and social networks.
- 153 All dwellings would be built to the Housing our Ageing Population: Panel for Innovation (HAPPI) Guidelines, which specifically considers accessibility and inclusivity elements.

- 154 'HAPPI' dwellings should include generous internal space standards, natural light, balconies and outdoor space, circulation of spaces that encourage interaction, plants, trees and a natural environment, extra storage and shared facilities.
- 155 Careful design and consideration including level entry to all entrances and external spaces, level entry shower rooms, large bathrooms and sliding doors have all been incorporated in the design to ensure they are fit for purpose, which is supported.
- 156 As outlined in DM Policy 5, Lewisham's Strategic Housing Market Assessment indicated that when published, 17.9% of households in Lewisham were all older people and the proportion of older households that live in the social rented sector accounts for 44% of all older person households in the borough. Furthermore, it confirmed that around 20% of older person households likely to consider sheltered housing or a flat in a block specifically built for older people.
- 157 On this basis, Officers are satisfied that the proposal would deliver high quality and much needed genuinely affordable housing for older people in the borough.

7.4 URBAN DESIGN

General Policy

- 158 The NPPF at para 124 states the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. The NPPG encourages decision takers to always secure high quality design; this includes being visually attractive and functional, however other issues should be considered.
- 159 LPP 7.6 requires development to positively contribute to its immediate environs in a coherent manner, using the highest quality materials and design.
- 160 CSP 15 repeats the necessity to achieve high quality design. DMP 30 states that all new developments should provide a high standard of design and should respect the existing forms of development in the vicinity.
- 161 Paragraph 197 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account and that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 162 LPP 7.8 states that developments that could affect the setting of heritage assets should be developed with a scale and design sympathetic to the heritage assets. CSP 16 requires designated and non-designated heritage assets and Conservation areas and their settings to be protected, preserved and/or enhanced through new development and changes of use. DMPs 37 and 38 echo this for non-designated heritage assets.

7.4.1 Appearance and character

Policy

- 163 Planning should promote local character. The successful integration of all forms of new development with their surrounding context is an important design objective (NPPG).
- 164 In terms of architectural style, the NPPF encourages development that achieves well designed places, specifically development that is sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (para 127). At para 131, the NPPF states great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area.

Form, Scale and Layout

Policy

- 165 The London Plan Policy 7.1 seeks to shape places by providing lifetime neighbourhoods and outlines the design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability, and accessibility of their location. Furthermore, London Plan Policy 7.4 states that

buildings, street and open spaces should provide a high-quality design that has regard to pattern and grain of the existing spaces and streets, scale, proportion and mass. The London Plan Policy 7.6 states that buildings should be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm and further that the building form and layout of new developments should have regard to the density and character of the surrounding development.

- 166 The development has carefully considered designing out crime in accordance with DM Policy 32, London Plan Policy 7.3 and Core Strategy 15 and fear of crime also identified within paragraph 91 of the NPPF (2018). The entrance of the buildings will be safe as they are clearly defined and visible from the street through the use of materiality contrast and lighting in accordance with DM Policy 27.

Discussion

- 167 The scale, massing and articulation of the proposed flats block have been the subject of extensive discussion between Officers and the applicant during pre-application stage and DRP as well as public consultation and further shaped by input from local residents. The proposed development considers its immediate surroundings and wider context. The building is considered to be of an appropriate proportion, scale and orientation to its surroundings.

- 168 The proposal presents a stepped massing of part three/part four/part five storeys ranging in height from approximately 10.9m – 18.0m, which is considerably lower than the three (3) existing tower blocks on the estate which present eleven (11) storeys in height, however would be noticeably taller than the predominate 2-4 storey surrounding context.

- 169 Furthermore, while it is acknowledged that the adjoining properties to the north-east along Perry Vale do form part of the Perry Vale and Christmas Estate Conservation Area, the dwellings are separated from the building by 49.3m to 55.9m and therefore the impact on their setting would be minimal, with some elements of height being seen from the rear garden of the properties.

- 170 It is acknowledged the development would give rise to a considerable increase in scale and massing comparative to the existing ballcourt and open space area, however the stepped massing is considered to sit comfortably in the context.

- 171 The previous scheme (DC/18/106504) proposed a part 4/part 5 storey building to comprise fifty (50) flats within an 'L' shaped design. The design has since been reduced in height and bulk on the north-western façade to now provide a 'U' shaped 39 dwelling block, which is considered to present a more comfortable relationship with the existing dwellings on Fifield Path. The north-eastern and eastern elements remain largely unchanged.

Detailing and Materials

Policy

- 172 Lewisham Residential Standards Document sets out guidance relating to design, development, layout and materials. The London Plan Policy 7.6 and DM Policy 32 seek to ensure buildings are of a high architectural quality, and comprise details

and materials that complement the local architectural character without necessarily replicating it.

Discussion

- 173 The proposal aims to use predominately brick, timber cladding and precast concrete panelling.
- 174 The surrounding area is comprised of predominately red brick and concrete detailing. The proposal has considered this and uses them to create a dialogue with the trees and landscape in an effort to apply a domestic feel while referring to the natural aspect of the site.
- 175 The site proposes predominately red brick and concrete in an effort to tie into the existing context. Brick ribs define the top storey and extend down two storeys at the corners of the building. The remainder of the building is pre-cast in concrete panels from the ground floor to the 5th floor including the entrance with an alternative treatment to the cores for separation.
- 176 The design has considered dementia friendly principles and therefore no strong contrast colours/textures are proposed to be used as surface treatment on the finished floor.
- 177 Brick planters are proposed on the upper floor walkways to provide privacy to the balconies, while they maintain a feeling of openness to create social interaction. A contrast of light and dark grey concrete pavers would also help to define the private entrances from the public walkway.
- 178 White powder coated railings, timber handrails and battens are also proposed to the balconies and walkways along with the integrated planters.
- 179 The proposed material palette is considered to be high quality and the final details would be secured by Condition.

7.4.2 Public Realm

Policy

- 180 The London Plan Policy 7.5 seeks to deliver high quality public realm that is secure, accessible, inclusive, connected and easy to understand and maintain.

Discussion

- 181 In addition to the proposed thirty-nine (39) dwellings, the proposal also includes associated landscaping throughout the estate, communal courtyard and re-provision of the ballcourt. Predominately the landscaping intention has been shaped around seeking to maintain the connecting routes through the estate, while maximising existing tree retention, supporting a safe pedestrian environment and improving cycle connections.
- 182 The new residential courtyard has been designed to provide a common space between the dwellings as additional amenity space for the enjoyment of residents. Given the intended demographic the design elements of the courtyard include a combination of ramped, stepped and level access for ease of access, wide and flat

paths for legibility, raised beds and perimeter planting for food growing and wayfinding assistance, water feature, outdoor seating and a wide range of specimen planting.

- 183 The proposed wider landscape improvements to the existing estate are predominately proposed to Windrush Lane to improve the access for pedestrians, cyclists, refuse collection and emergency services.
- 184 The main features of the overall hard and soft landscape improvements include mature tree planting, planted rain garden and entrance planting. A raised table is also proposed to further integrate the proposed building with the existing tower blocks.
- 185 Increased lighting, informal seating and street furniture and Sheffield cycle parking are also proposed.
- 186 Additionally, the existing pedestrian footpaths and refuse provision are proposed to be formalised.
- 187 As part of the proposal, the existing ballcourt would be re-located from its existing north-eastern location to the eastern side of the estate, adjacent to existing properties on Fifield Path. Residents raised concern regarding the loss of the ballcourt during construction, however a Condition would be attached to ensure a staged development would ensure the ballcourt is re-provided before the existing one is demolished.
- 188 Multiple locations for the re-provided ballcourt were considered through a Strengths, Weakness, Opportunity and Threats (SWOT) analysis with consideration predominately to tree loss, slope, existing buildings and relationship with Windrush Lane.
- 189 The proposed location was considered to be optimal as the ballcourt is highly visible and accessible, a like-for-like provision can be achieved, existing tree root protection areas are respected as much as possible and opportunity exists for complementary play within close proximity to the part-open ballcourt.
- 190 Representations were made in relation to the acceptability of the proposed ballcourt location as residents don't believe the location to be as safe as the existing location, nor would it replicate the existing organic play scenario. However, as outlined in this report and supporting documentation, extensive consideration was given to the location of the replacement ballcourt and it was concluded that on balance the proposed location was the most appropriate.
- 191 Representations were also made in relation to the safety of the location as residents believed the proposed location would give rise to balls escaping the court and leading to conflict between children and cars, however Officers consider that the proposed 3.0m high ballcourt fence and traffic calming measure are appropriate to mitigate such.

7.4.3 Accessibility and inclusivity

Policy

- 192 The London Plan Policy 7.2 seeks to achieve an inclusive environment in all new development by providing the highest standards of accessible and inclusive design. The Mayors Accessible London SPG also outlines and advises who accessible and inclusive design can be achieved. DM Policy 35 aims to design public spaces to be safe, inclusive, accessible, attractive and robust.

Discussion

- 193 With consideration to the ageing demographic of the proposed development (over 55's), significant design consideration has been given to ensuring that the building and surrounding area is accessible and social. The intention of the design is to encourage interaction between not only the future residents but also the existing residents of the Bampton Estate.
- 194 The proposal includes two cores linked by external walkways for ease of accessibility.
- 195 All dwellings would be built to the Housing our Ageing Population: Panel for Innovation (HAPPI) Guidelines, which specifically considers accessibility and inclusivity elements.
- 196 The proposed development has been designed to comply with Part M of the building regulations. In accordance with policy, the flats are designed to meet Building Regulations Part M4 with 90% (35 dwellings) meeting M4(2) to be Accessible and Adaptable and 10% (4 dwellings) to be M4(3) Wheelchair User Dwellings, which are all located at Ground Floor.
- 197 Consideration has also been given to safety and access in the event of fire or emergency. The applicant has provided a floor-by-floor fire strategy which illustrates the escape routes, final exit points and hose route/lengths. All walkways at ground floor provide points of escape and stair cores on floors above also provide safe points of escape. All floor fire strategies also illustrate appropriate hose lengths ranging from 30.5m to 45m, which is considered to be acceptable.

7.4.4 Impact on Heritage Assets

Policy

- 198 Heritage assets may be designated—including Conservation Areas, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, archaeological remains—or non-designated.
- 199 Section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 gives LPAs the duty to have special regard to the desirability of preserving or enhancing the character or appearance of Conservation Areas.
- 200 Relevant paragraphs of Chapter 16 of the NPPF set out how LPAs should approach determining applications that relate to heritage assets. This includes giving great weight to the asset's conservation, when considering the impact of a proposed development on the significance of a designated heritage asset. Further,

that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset that harm should be weighed against the public benefits of the proposal.

201 LPP 7.8 states that development should among other things conserve and incorporate heritage assets where appropriate. Where it would affect heritage assets, development should be sympathetic to their form, scale, materials and architectural details. DLPP HC1 reflects adopted policy.

202 CSP 16 ensures the value and significance of the borough's heritage assets are among things enhanced and conserved in line with national and regional policy.

203 DMP 36 echoes national and regional policy and summarises the steps the borough will take to manage changes to Conservation Areas, Listed Buildings, Scheduled Ancient Monuments and Registered Parks and Gardens so that their value and significance as designated heritage assets is maintained and enhanced.

Discussion

204 Officers consider that the current proposal would lead to less than substantial harm to the adjoining Perry Vale and Christmas Estate Conservation Area.

205 The site does not contain any statutory Listed Buildings on or within close proximity to the site, nor is it an Area of Archaeological Priority.

206 It is not located within a Conservation Area, however adjoins part of the Perry Vale and Christmas Estate Conservation Area, designated in January 2019. The Forest Hill and Sydenham Conservation Areas are located further west, separated by the existing railway line at Forest Hill running north to south.

207 The adjoining Conservation Area also includes an 18th century cottage (now Rose and Ichthus Cottages at 118 and 118a Perry Vale). These buildings are included on the Council's local list and are considered to be sufficiently separated for assessment from the proposed building, and its setting is not considered to be unreasonably impacted on.

208 The detached houses at Numbers 108 to 116 Perry Vale, located to the north-east, form part of the Perry Vale and Christmas Estate Conservation Area as they were Christmas's first large scale residential development and replaced earlier and more widely spaced Victorian villas (such as the surviving Number 106). The impact on these properties is discussed further in section 7.6 of this report.

Summary

209 Officers, having regard to the statutory duties in respect of listed buildings in the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant paragraphs in the NPPF in relation to conserving the historic environment, are satisfied that the public benefits clearly outweigh the less than substantial harm identified above to the adjoining Conservation Area.

7.4.5 Urban design conclusion

210 In conclusion, Officers are satisfied that the proposal would deliver a scheme of high quality design and landscaping strategy that would enhance the site while

providing much needed affordable housing. The applicant has engaged with officers at pre-application stage consistently and responded to formal feedback in addition to presenting the scheme to the Council's Design Review Panel to ensure the proposal is considered to be of an appropriate design and scale.

7.5 TRANSPORT IMPACT

General policy

- 211 Nationally, the NPPF requires the planning system to actively manage growth to support the objectives of para 102. This includes: (a) addressing impact on the transport network; (b) realise opportunities from existing or proposed transport infrastructure; (c) promoting walking, cycling and public transport use; (d) avoiding and mitigating adverse environmental impacts of traffic; and (e) ensuring the design of transport considerations contribute to high quality places. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and a choice of transport modes.
- 212 Para 109 states “Development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”.
- 213 Regionally, the Mayor’s Transport Strategy (‘the MTS’, GLA, March 2018) sets out the vision for London to become a city where walking, cycling and green public transport become the most appealing and practical choices. The MTS recognises links between car dependency and public health concerns.
- 214 The Core Strategy, at Objective 9 and CSP14, reflects the national and regional priorities.

7.5.1 Access

Policy

- 215 The NPPF requires safe and suitable access for all users. Paragraph 108 states that in assessing applications for development it should be ensured that appropriate opportunities to promote sustainable transport modes can – or have been taken up and that amongst other things safe and suitable access to the site can be achieved for all users.
- 216 CSP 14, amongst other things, states that the access and safety of pedestrians and cyclists will be promoted and prioritised; that a restrained approach to parking provision will adopted; and that car-free status for new development can only be assured where on-street parking is managed so as to prevent parking demand being displaced from the development onto the street.
- 217 DMP 29 identifies that car limited major residential will be supported in areas with a PTAL of 4 or above and that amongst other factors development should not have a detrimental impact on on-street parking provision in the vicinity. It outlines that measures such as car-clubs and cycle storage will be expected to ensure that sustainable transport modes are encouraged.

Discussion

- 218 Vehicular access is currently gained from Perry Vale via Windrush Lane, which forms a head at Standlake Point and does not provide a through-route. Access can also be gained from Inglemere Road to another parking area, terminating at Radcot Point.

- 219 The previous application proposed a vehicle link through the estate to connect Perry Vale to Bampton Road, which is no longer proposed. A 3.0m wide shared cycle and pedestrian through route and increased landscaping is now proposed instead, which is considered to be a positive improvement for pedestrians, cyclists and the wider estate.
- 220 Highways Officers have requested a s278 Condition to be attached to any permission to secure:
- Improvement works to the footways adjacent to the site, at the Windrush Lane/Perry Vale junction (including the installation of tactile paving and dropped kerbs);
 - The installation of dropped kerbs and tactile paving on the public Highway at the vehicular access into the estate from Inglemere Road; and
 - Improvement works to the informal crossing at the Sunderland Road/Perry Vale junction, to improve the pedestrian accessibility between the application site and the eastbound bus stop on Perry Vale.

7.5.2 Servicing and refuse

Policy

- 221 The NPPF states development should allow for the efficient delivery of goods and access by service and emergency vehicles.
- 222 LPP 6.13 requires schemes to provide for the needs of businesses and residents for delivery and servicing and LPP 6.14 states that development proposals should promote the uptake of Delivery and Service Plans.
- 223 DMP 17 requires applications for A3 uses to provide acceptable arrangements for the collection, storage and disposal of bulk refuse.
- 224 Storage facilities for waste and recycling containers should meet at least BS5906:2005 Code of Practice for waste management in Buildings in accordance with London Plan Housing Supplementary Planning Guidance (2016) standard 23.

Discussion

- 225 There are two identified refuse store locations within the proposal including Windrush Lane (adjacent to the Tank Room) and at the entrance to the courtyard fronting Fifield Path. Broadly, the servicing and refuse collection will continue to be undertaken as per the existing arrangement on site via Windrush Lane, where the bins will be stored on collection day, and Radcot Point access roads.
- 226 The residential refuse strategy proposes bin store including 5 x 240L refuse bins, 4 x 240L recycling bins, 1 x 1100L refuse bin and 1 x 1100L located at ground floor. The residents would take the waste to the bin store and caretakers would take the bins to the collection points on collection day at a maximum pull length of 41.3m

- 227 There are designated bin stores on all floors. From first to fifth floor the maximum distance from door to bin store would be 40.4m, and the maximum distance from door to bin store would be 33.6m, which is considered to be acceptable with consideration to the intended demographic. The proposed wheelchair flats proposed at ground floor would be able to access the refuse store via the level access walkways to the dedicated bin zones.
- 228 The detail submitted with the application identifies that a 11.2m refuse vehicle would be able to collect refuse in a forward motion from Windrush Lane by turning around at the head to the north of the proposed building.
- 229 A swept path provided by the applicant also identifies a 7.9m pumping appliance (Fire Engine) could also enter and exit Windrush Lane in a forward motion.
- 230 A Delivery and Servicing Plan would be conditioned to secure the details of all future deliveries and services.

7.5.3 Transport modes

Walking, Cycling and Public Transport

Policy

- 231 Paragraph 110 of the NPPF states that development should give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring area.
- 232 Development should create places that are safe, secure and attractive, minimising the scope for conflicts between pedestrians, cyclists and vehicles
- 233 LPP 6.9 sets out to bring a significant increase in cycling to at least 5% of modal share by 2026, supported by the implementation of Cycle Superhighways and the central London cycle hire scheme and provision of facilities for cyclists including secure cycle parking and on-site changing and shower facilities for cyclists.
- 234 The London Plan Housing SPG Standard 20, London Plan Policy 6.9 and DM Policy 29 state that all developments should provide dedicated storage space for cycles at the following level:
- 1 per studio and one bed
 - 2 per all other dwellings

In addition, one short stay cycle parking space should be provided for every 40 units.

Discussion

- 235 A total of forty (40) cycle spaces are proposed for the flats at a 1:1 ratio, which would be contained within two (2) secure stores at ground floor. All proposed cycle storage will be secure and dry. An additional seven (7) Sheffield cycle stands are provided on the street by Standlake Point.
- 236 In addition to the cycle parking, twelve (12) dry and secure mobility parks are also proposed for the future residents.

- 237 Both cycle stores are made up of flexible spaces to futureproof the storage, should it be identified at some point in the future there is a surplus of cycle parking and demand for scooter parking. A condition would be attached to secure the details of such.
- 238 The number of cycle spaces is in accordance with the London Plan and as such is considered acceptable.
- 239 The site is located within an area with good accessibility to public transport, with a PTAL of 3.

Private cars (include disabled and electric charging points)

Policy

- 240 LPP 6.13 seeks to ensure a balance is struck to prevent excessive car parking provision that can undermine cycling, walking and public transport use and through the use of well-considered travel, plans aim to reduce reliance on private means of transport. Table 6.2 Car parking standards in the London Plan states that all residential developments in areas of good public transport accessibility should aim for significantly less than one space per unit. It also requires that developments must provide for the needs of disabled users.
- 241 CSP 14 states that the Council will take a restrained approach to parking provision. DMP 29 requires wheelchair parking to be provided in accordance with best practice standards and London Plan Standard 18 requires designated wheelchair accessible dwellings to have a designated disabled car parking space.
- 242 DMP 29 states that development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Discussion

- 243 The proposal includes the provision of formalised parking layouts along Windrush Lane to provide an uplift of twenty (20) new dedicated parking spaces, five (5) of which are proposed to be wheelchair accessible bays in addition to the one (1) existing accessible parking bay which will remain. All parking would remain un-allocated, except for accessible parking bays, which would be marked.
- 244 Highways Officers raised no objection to the demolition of the seven (7) existing garages as their dimensions mean they are unsuitable for parking modern vehicles and therefore consider that their loss would not add to parking demand within the estate.
- 245 Highways Officers further consider that the proposed reconfiguration of parking would help to address the informal parking that currently occurs within the estate and support the proposed raised table and traffic calming to reduce speeds and encourage pedestrian movements; thereby improving the pedestrian environment. Furthermore, they confirm the independent parking survey undertaken observed there was parking available on-street beyond the site boundary of the estate and therefore any increased parking would be comfortably accommodated as a result of the development proposals.

- 246 Additionally, nine (9) spaces will be provided as Electric Vehicle Charging Points (EVCP) and a further nine (9) spaces as passive spaces. The details of such have would be secured by Condition.
- 247 A Travel Plan and Parking Management Plan would be conditioned to help promote sustainable and active travel, discourage car-use and manage parking within the estate. This will help further mitigate against increased on-street demand for parking.

Transport impact conclusion

- 248 Subject to the proposed Conditions, the development proposal would not result in harm to the local highway network or pedestrian or highway safety.

7.6 IMPACT ON ADJOINING PROPERTIES

General Policy

- 249 NPPF para 127 sets an expectation that new development will be designed to create places that amongst other things have a 'high standard' of amenity for existing and future users. At para 180 it states decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health and living conditions.
- 250 This is reflected in relevant policies of the London Plan (LP7.6), the Core Strategy (CP15), the Local Plan (DMP32) and associated guidance (Housing SPD 2017, GLA).
- 251 DMP 32(1)(b) expects new developments to provide a 'satisfactory level' of privacy, outlook and natural lighting for its neighbours.
- 252 Further guidance is given in Housing SPD 2017, GLA.

7.6.1 Enclosure, Outlook and Privacy

Policy

- 253 Overbearing impact arising from the scale and position of blocks is subject to local context. Outlook is quoted as a distance between habitable rooms and boundaries.
- 254 Privacy standards are distances between directly facing existing and new habitable windows and from shared boundaries where overlooking of amenity space might arise.
- 255 LPP 3.5 focuses on standards in new development, with the Mayor of London's Housing SPG noting that former commonly used minimum separation distances between habitable rooms of 18 – 21 metres may be useful guides, but advocates a more flexible approach to managing privacy.

Discussion

256

The proposed building has been carefully positioned to ensure overlooking is minimised as much as possible.

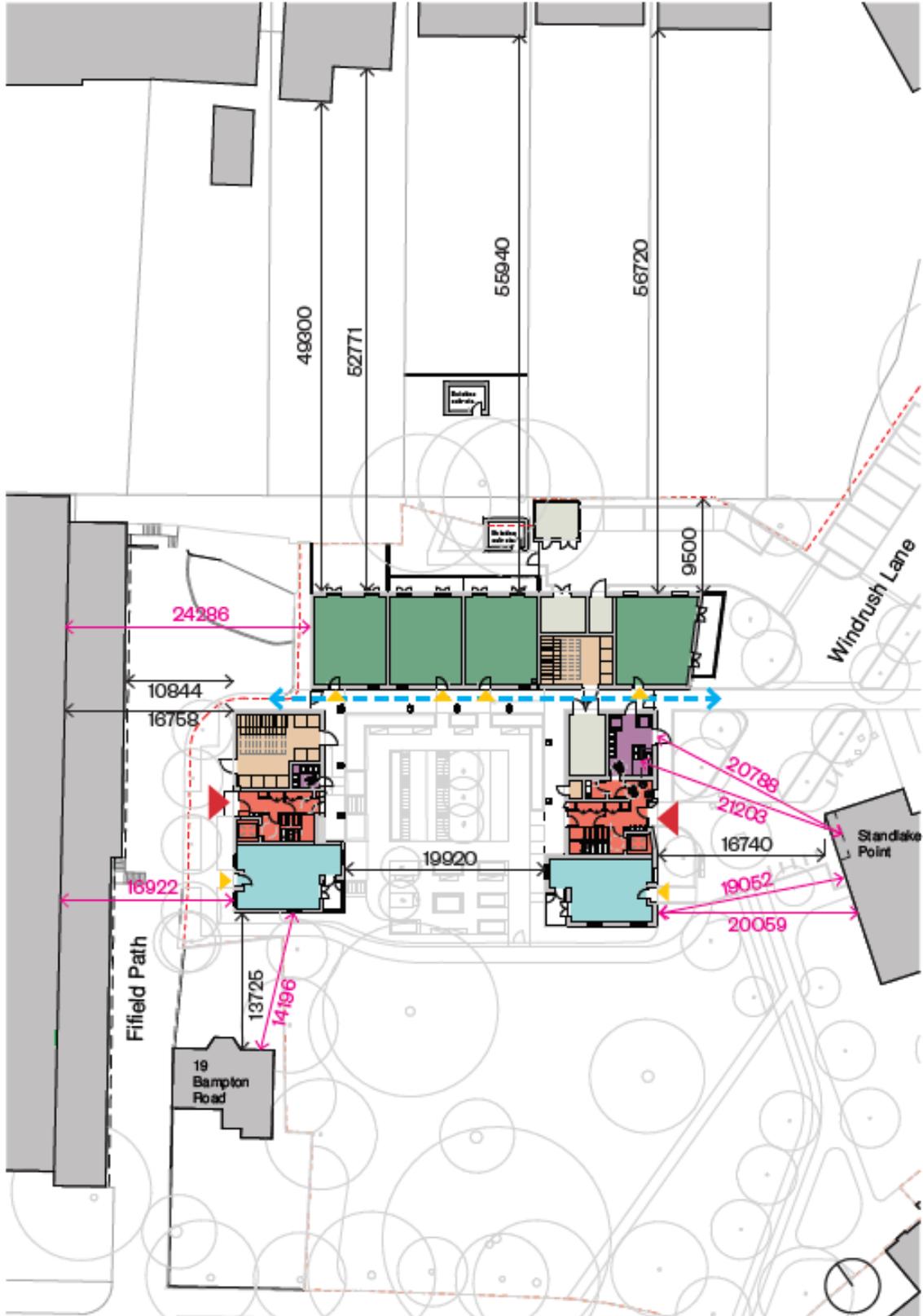


Figure 2.0: Separation Distances*

*Minimum distances in black and habitable room to habitable room in pink

- 257 For the most part, adequate separation between the proposed development and existing buildings is achieved, however there are scenarios where the development does not comply with the flexible separation distance of 21m (Refer to Figure 2.0 above).
- 258 The closest relationship between the proposed dwelling and existing residential property is with No. 19 Bampton, which represents a minimum separation distance of 13.725m, however the habitable room to habitable room distance increases to a minimum 14.2m separation distance.
- 259 Standlake Point represents a minimum separation distance of 16.74m, however the habitable window separation increases to 19m minimum separation.
- 260 Fifield Path identifies a 10.84m separation, however this distance is measured to the existing garages at ground floor. The minimum separation distance from habitable room to habitable room is 16.92m at a minimum.
- 261 While it is acknowledged that the proposed dwelling would be located a minimum of 9.5m from the existing boundary between Bampton Estate and rear gardens of Perry Vale residences, the windows of dwellings on Perry Vale to the north-east of the proposed development are separated by over 49m from any window in the proposed building, which is considered to be well in excess of the London Plan and Mayor of London's SPG standards. It is acknowledged that from some windows and the proposed Juliette balconies will present an element of overlooking, however all dwellings are dual aspect (or better) and overlooking is not uncommon in an inner-London setting.
- 262 Notwithstanding that, the separation distances from surrounding residential properties are well in excess of the Council's recommended minimum standards and it is therefore considered the outlook and privacy received in the proposed dwellings would be of an acceptable standard.
- 263 Internally, windows are designed so as not to face one and other, however from balcony to balcony the proposed development achieves a minimum separation distance of 19.92m. Additionally, planting and landscaping is proposed to increase privacy and obscure any direct views.

Summary

- 264 The proposals therefore would provide a good level of privacy for the occupants and not result in a harmful impact on the occupants of any nearby dwellings. Officers consider the proposed impacts would not be materially harmful and are appropriate for the South London urban context of the site.

7.6.2 Daylight and Sunlight

Policy

- 265 Paragraph 127 of the NPPF states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 266 DMP 32 states that new development must be neighbourly, provide a satisfactory level of outlook and natural light for both its future residents and its neighbours.

DMP 32(2) also states that new-build housing development, including the housing element of new build housing will need to respond positively to the site specific constraints and opportunities as well as to the existing and emerging context for the site and surrounding area.

267 Daylight and sunlight is generally measured against the Building Research Establishment (BRE) standards however this is not formal planning guidance and should be applied flexibly according to context.

268 The NPPF does not express particular standards for daylight and sunlight. Para 123 (c) states that, where there is an existing or anticipated shortage of land for meeting identified housing need, LPAs should take a flexible approach to policies or guidance relating to daylight and sunlight when considering applications for housing, where they would otherwise inhibit making efficient use of a site.

269 Standard 32 of the Housing SPG details that “All homes should provide for direct sunlight to enter at least one habitable room for part of the day.” The Housing SPG further states that where direct sunlight cannot be achieved in line with Standard 32, developers should demonstrate how the daylight standards proposed within a scheme and individual units will achieve good amenity for residents.

270 The GLA states that ‘An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.’ (GLA, 2017, Housing SPG, para 1.3.45).

271 Alternatives may include ‘drawing on broadly comparable residential typologies within the area and of a similar nature across London.’ (ibid, para 1.3.46).

272 It is therefore clear that the BRE standards set out below are not a mandatory planning threshold.

273 Daylight is defined as being the volume of natural light that enters a building to provide illumination of internal accommodation between sun rise and sunset. This can be known as ambient light. Sunlight refers to direct sunshine.

Daylight guidance

274 The three methods for calculating daylight are as follows: (i) Vertical Sky Component (VSC); (ii) Average Daylight Factor (ADF); and (iii) No Sky Line (NSL).

275 The VSC is the amount of skylight received at the centre of a window from an overcast sky. The ADF assesses the distribution of daylight within a room. Whereas VSC assessments are influenced by the size of obstruction, the ADF is more influenced factors including the size of the window relative to the room area and the transmittance of the glazing, with the size of the proposed obstruction being a smaller influence. NSL is a further measure of daylight distribution within a room. This divides those areas that can see direct daylight from those which cannot and helps to indicate how good the distribution of daylight is in a room.

276 In terms of material impacts, the maximum VSC for a completely unobstructed vertical window is 39.6%. If the VSC falls below 27% and would be less than 0.8 times the former value, occupants of the existing building would notice the reduction in the amount of skylight. The acceptable minimum ADF target value depends on the room use: 1% for a bedroom, 1.5% for a living room and 2% for a family kitchen. If the NSL would be less than 0.8 times its former value, this would also be noticeable.

277 While any reduction of more than 20% would be noticeable, the significance and therefore the potential harm of the loss of daylight is incremental.

278 It is important to consider also the context and character of a site when relating the degree of significance to the degree of harm.

Sunlight guidance

279 Sunlight is measured as follows: (i) Annual Probable Sunlight Hours (APSH); and (ii) Area of Permanent Shadow (APS)

Discussion

280 The application is accompanied by a Daylight & Sunlight Study (Neighbouring Properties) (Prepared by Right of Light Consulting), dated 24 June 2019. This sets out daylight and sunlight impact on adjoining properties.

Daylight

281 The daylight received from the neighbouring properties is summarised as being BRE compliant, aside from five (5) neighbouring windows. Specifically, windows 25 to 28 at 1-40 Standlake Point, which all serve habitable rooms and window 178 at 19 Bampton Road, which is also a habitable window.

282 Windows 25-28 in 1 to 40 Standlake Point would experience a VSC loss between 5.6% - 9.5% owing to the existing inset balconies and window 178 at 19 Bampton Road would experience a VSC loss of 9.3%, which is considered to be marginal in its context.

Sunlight

283 The report confirms that all windows facing within 90 degrees of due south pass the annual sunlight and winter sunlight hours test and is therefore considered to be BRE compliant.

Summary

284 The proposed development therefore is considered to comply with DM Policy 32 and paragraph 127 of the NPPF.

7.6.3 Noise and estate disturbance

Policy

285 The NPPF at para 170 states decisions should among other things prevent new and existing development from contributing to, being put at unacceptable risk from,

or being adversely affected by, unacceptable levels of noise pollution. Development should help to improve local environmental conditions. Para 180 states decisions should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development and avoid noise giving rise to significant adverse impacts on health and the quality of life.

286 The NPPG states LPAs should consider noise when new developments may create additional noise.

287 The objectives of the NPPF and NPPG are reflected in LPP 7.15, Draft LPP D1,D12 and D13, CS Objective 5 and DMP 26

Discussion

288 Officers consider that subject to a staged development to deliver the re-provided ballcourt prior to demolition of the existing one and a Construction Logistics Management Plan, the noise and estate disturbance will not be unreasonable.

7.6.4 Impact on neighbours conclusion

289 Officers consider that proposed development would result in an acceptable impact on the neighbouring amenity of surrounding properties.

7.7 SUSTAINABLE DEVELOPMENT

General Policy

290 NPPF para 148 sets an expectation that planning will support transition to a low carbon future.

291 This is reflected in relevant policies of the London Plan and the Local Plan.

7.7.1 Energy and carbon emissions reduction

Policy

292 LPP 5.1 seeks an overall reduction in carbon dioxide (CO₂) emissions whilst LPP 5.2 (Minimising Carbon Dioxide Emissions) states that major development proposals should make the fullest contribution to minimising CO₂ in accordance with the following hierarchy: (1) be lean: use less energy; (2) be clean: supply energy efficiently; and (3) be green: use renewable energy.

293 In addition, LPP 5.2 sets targets for CO₂ reduction in buildings, expressed as minimum improvements over the Target Emission Rate (TER) outlined in national building regulations. The target for residential buildings is zero carbon from 2016 and non-domestic buildings from 2019, prior to which the target is as per building regulations (35%). LPP 5.3 advocates the need for sustainable development.

294 LPP 5.7 presumes that all major development proposals will seek to reduce CO₂ by at least 20 per cent through the use of on-site renewable energy generation wherever feasible.

295 Further guidance is given in The Mayor's Sustainable Design and Construction SPG (April 2014), which sets out targets and provides guidance as to how to achieve those targets as efficiently as possible.

Discussion

296 The application is accompanied by an Energy Statement (Prepared by XCO₂), dated June 2019. This sets out the measures to be taken to reduce carbon emissions in compliance with the energy hierarchy.

Carbon reduction

297 The accompanying Energy Statement identifies that the development achieves on site CO₂ reduction of 35.3%, which is equivalent of 16.6 tonnes of CO₂ against Part L 2013.

7.7.2 Overheating

Policy

298 LP5.9 states that proposals should reduce potential overheating beyond Part L 2013 of the Building Regulations reduce and reliance on air conditioning systems and demonstrate this in accordance with the Mayor's cooling hierarchy. Draft LPP SI14 echoes this.

299 DMP 22 reflects regional policy.

300 Further guidance is given in the Sustainable Design and Construction SPG (GLA) and Chapter 5 of the London Climate Change Adaptation Strategy.

Discussion

301 Sustainability Officers supported the levels of thermal insulation for the walls, floor and roof elements and the targeted air tightness achieved.

302 They requested further detail from the applicant relating to the glazing specification and strategy to address overheating, lighting specification, ventilation strategy, how the electricity generated by the proposed PV will be utilised and if any consideration has been given to any excess electricity and energy metering strategy, which has been provided and considered to be acceptable.

303 Sustainability Officers also recommended the applicant consider the options for heating including the zoning and controls and the possibility of underfloor heating alternative to the proposed heating.

304 Furthermore, they encouraged the applicant to review the proposed heating strategy (individual gas boilers) and encouraged modelling using SAP 10 in line with the London Plan and GLA Guidance. Following discussion with the applicant, it was agreed that as long as the design could allow for a future heating network, the proposed boilers would be acceptable in this instance.

305 An appropriately worded pre-commencement Condition would be attached to the permission to address these points.

Living roofs

306 The proposal includes 732.69m² of living roof, to be laid under the proposed PV panels. The Council's Ecology Officer is supportive of the proposal and has requested the details and size be secured by Condition.

7.7.3 Flood Risk

Policy

307 LPP 5.12 requires the mitigation of flooding, or in the case of managed flooding, the stability of buildings, the protection of essential utilities and the quick recovery from flooding. LPP 7.13 expects development to contribute to safety, security and resilience to emergency, including flooding.

308 CSP 10 requires developments to result in a positive reduction in flooding to the Borough.

309 Further guidance is given in the London Plan's Sustainable Design and Construction Supplementary Planning Guidance.

Discussion

310 The application is accompanied by a Flood Risk Assessment (Prepared by XCO2), June 2019.

- 311 The site is located within Flood Zone 1, which indicates a low probability of fluvial or tidal flooding. The site overall is considered to present a low to moderate risk of flooding, which would be reduced with the incorporation of SuDS measures.
- 312 Sustainability Officers requested additional information relating to the proposed drainage hierarchy, network and dimensions, discharge point and rate and SuDS modelling. The applicant then provided a revised Flood Risk Assessment and SuDS Strategy, dated June 2019 and 30 and 100 year modelling.
- 313 Further detail was then requested from Sustainability Officers including methodology in determining both impermeable and permeable areas, assessment of optimising SuDS, updated surface water control calculations, greenfield runoff rates, flow routes and a site specific maintenance plan.
- 314 An appropriately worded pre-commencement Condition would be attached to the permission to address these points.
- 315 Concern was raised by residents of the estate relating to existing drainage issues on the estate and damp within some existing dwellings. The surface water flood risk is low to moderate and this is not expected to be exacerbated by the proposed development. It is considered that the SuDS strategy provided and further detail conditioned will ensure the new development would manage surface water on-site and reduce potential runoff to adjoining properties.
- 316 Overall, there is considered to be no significant flood risk associated with the proposed development in place.

7.7.4 Sustainable Urban Drainage

Policy

- 317 The NPPF at para 165 expects major development to incorporate sustainable urban drainage systems (SUDS) unless there is clear evidence it is inappropriate.
- 318 LPP 5.13 requires SUDS unless there are practical reasons for not doing so. In addition, development should aim to achieve greenfield run-off rates and ensure surface water is managed in accordance with the policy's drainage hierarchy. The supporting text to the policy recognises the contribution 'green' roofs can make to SUDS. The hierarchy within LPP 5 establishes that development proposals should include 'green' roofs and that Boroughs may wish to develop their own green roof policies. To this end, CSP 7 specifies a preference for Living Roofs (which includes bio-diverse roofs) which in effect, comprise deeper substrates and a more diverse range of planting than plug-planted sedum roofs, providing greater opportunity for bio-diversity.
- 319 Further guidance is given in the London Plan's Sustainable Design and Construction Supplementary Planning Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems.

Discussion

- 320 The proposal would achieve a Greenfield runoff rate of 2.39l/s to the identified surface water sewer.

321 The post development impermeable area has been used to calculate the maximum required storage volume scenario of 107m³. In order to meet such the Flood Risk Assessment Report confirms that approximately 284m² of permeable pavement would need to be implemented, which would be secured by condition.

322 Matters relating to sewage are not a direct consideration for an application of this scale. Connecting to the sewage network would be a matter for the applicant and Thames Water.

7.7.5 Sustainable Infrastructure conclusion

323 The proposed development contributes to sustainable development, providing an improvement beyond the present performance of the site and therefore future and existing occupiers would not be exposed to unacceptable risk associated with flooding.

7.8 NATURAL ENVIRONMENT

General Policy

- 324 Contributing to conserving and enhancing the natural environment and reducing pollution is a core principle for planning.
- 325 The NPPF and NPPG promote the conservation and enhancement of the natural environment (chapter 15) and set out several principles to support those objectives.
- 326 The NPPF at para 180 states decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the sensitivity of the site or wider area to impacts that could arise from the development.
- 327 LPP 2.18 sets out the Mayor of London's vision for Green Infrastructure as a multifunctional network that brings a wide range of benefits including among other things biodiversity, adapting to climate change, water management and individual and community health and well-being.

7.8.1 Ecology and biodiversity

Policy

- 328 Section 40 of the Natural Environment and Rural Communities Act 2006 places a duty on all public authorities in England and Wales to have regard to the purpose of conserving biodiversity.
- 329 The NPPF at para 170 states decisions should minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. At para 175, it sets out principles which LPAs should apply when determining applications in respect of biodiversity.
- 330 LPP 7.19 seeks wherever possible to ensure that development makes a positive contribution to the protection, enhancement, creation and management of biodiversity.
- 331 CSP 12 recognises the importance of the natural environment and environmental assets and requires the conservation and enhancement of these assets.

Discussion

- 332 An Extended Phase 1 Habitat Survey (Prepared by London Wildlife Trust), March 2018 and updated by Cover Letter on March 2019 was submitted with the application. The London Wildlife Trust supported the reduced footprint and omission of the Windrush Lane through-route from the previous application, which increases tree retention and will maintain ecological continuity and value of the habitat value.
- 333 The report makes recommendations relating to the retention of ecological features, protected species surveys; including bats, breeding birds and dead-wood

invertebrate species, design review and lighting. These would be secured by Condition. The Council's Ecologist supports the findings and recommendations of the report.

334 The proposal is acceptable in terms of ecology and biodiversity, subject to those conditions.

7.8.2 Green spaces and trees

Policy

335 S.197 of the Town and Country Planning Act gives LPAs specific duties in respect of trees. This includes a duty to, wherever it is appropriate, that in granting planning permission for any future development adequate provision is made, by the imposition of conditions, for the preservation and planting of trees.

336 LPP 7.21 protects trees of value and replacements should follow the principle of 'right place, right tree'. New development should include additional trees wherever appropriate, particularly large-canopied species.

337 Core Strategy Policy 12 (Open Space and Environmental Assets) recognises the importance of trees and details the arboricultural considerations required during the planning process. It states that the Council's targets to conserve nature and green the public realm 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".

338 DM Policy 25 (Landscaping and Trees) states that Development schemes should not result in an unacceptable loss of trees, especially those that make a significant contribution to the character or appearance of an area, unless they are considered dangerous to the public by an approved Arboricultural Survey. Where trees are removed as part of new development, replacement planting will normally be required. New or replacement species should be selected to avoid the risk of decline or death arising from increases in non-native pests and diseases.

339 The Assets of Community Value (England) Regulations 2012 and Localism Act 2011 provide the right for local communities to bid for land and facilities in their local area to protect assets deemed to be of local importance and value. The listing process allows a community asset to be listed when it satisfies the listing tests under s.88(1) or (2) of the Localism Act. NPPF para 70 focuses on the need to avoid unnecessary loss of valued community assets, however directs planning decisions to positively plan for shared facilities, community spaces or local services to enhance residential environments and communities.

Discussion

340 The site supports approximately 145 existing trees, which range in value from Category B (moderate quality) to Category U (unsuitable for retention). There are no Category A (high quality) trees on site and none of the trees are covered by Tree Preservation Orders (TPOs), although recognise group value given the ACV.

341 The application was submitted with an Arboricultural Impact Assessment (Prepared by Underhill Tree Consultancy), dated 12 June 2019.

- 342 To allow for the construction of the proposal, thirty-four (34) trees are required to be removed. Ten (10) of these are necessary to be removed because of their poor condition. Of the remaining twenty-four (24) trees proposed to be removed, three (3) are Category B (moderate quality) and twenty-one (21) are Category C (low quality).
- 343 An application was received by the Council's Culture and Community Development team on 12 July 2019 relating to the 'Bampton Estate Green', which was acknowledged by the Council on 29 July 2019 and subsequently on 11 September 2019 included in the Council's list of community assets.
- 344 By including the 'Bampton Estate Green' on the Council's list of Assets of Community Value (ACV), the Council acknowledges that in accordance with the Assets of Community Value (England) Regulations 2012, Localism Act 2011 and with regard to the evidence and information provided as part of the application, the actual and main use of the 'Bampton Estate Green' furthers social well being or social interests of the local community and it is realistic to think that there can continue to be a main use of the building or land which will further social wellbeing or social interests of the local community.
- 345 The successful registration of the ACV identifies the asset within the community and consequently allows them the opportunity to be treated as a potential buyer, if and when the listed asset becomes available for sale. 'Bampton Green' will remain on the Council's asset list for five (5) years.
- 346 The registration of 'Bampton Green' as an ACV forms a material planning consideration, as identified by NPPF para 92(c) which focuses on the need to avoid unnecessary loss of valued community assets, however directs planning decision to positively plan for shared facilities, community spaces or local services to enhance residential environments and communities.
- 347 Evidence submitted by the ACV application identifies that the green is used by residents to interact with each other; the ball court is used for sports and physical activities by local children, young people and adults; the green open space is used by children and adults to spend time outside which is beneficial to their physical and mental well-being; and the mature trees provide shade and help to support better air quality.
- 348 It is acknowledged that the 'Bampton Green' provides a community benefit, however the proposal is not considered to be inconsistent with the status of the existing green as the local residents would still be able to use the greenspace and re-provided ballcourt. Additionally, owing to the ACV registration the applicant would have the opportunity to make a bid to purchase the land in the event of a sale.
- 349 The re-provided ballcourt and reduced landscaping/green area are considered to be of an equal quality to the existing and would continue to provide a space for social interaction, open outdoor space and tree would provide replacement and landscaping. Furthermore, the development area of the building only forms 8.1% (0.15ha of the 1.85ha) of the overall site and therefore the social interests of the community can continue. While the loss of green space and tree loss is acknowledged as substantial within the context of the estate, the benefit of

provided thirty-nine (39) 100% affordable dwellings for social rent is considered to outweigh the loss of the greenspace.

350 Multiple designs and development locations were considered for the proposal within the estate and it was concluded that the proposed location provided is the most appropriate with consideration to balancing tree loss, existing development and much needed housing provision.

351 It is therefore considered that the community asset would not be unnecessarily lost as a shared, community space owing to the fact that the proposal would provide high quality shared facilities and enhancements to the existing residential environment. Officers therefore consider that subject to high quality planting re-provision, the loss of thirty-four (34) trees, on balance, is acceptable to allow the provision of thirty-nine (39), 100% affordable social dwellings.

352 Some construction works are proposed within root protection areas and therefore a Condition would be attached to ensure they are protected.

7.8.3 Ground pollution

Policy

353 The NPPF at para 170 states decisions should among other things prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil pollution. Development should help to improve local environmental conditions.

354 The NPPF states decisions should contribute to and enhance the natural and local environment by remediating and mitigating contaminated land, where appropriate (para 170). Further, the NPPF at para 178 and NPPG states decisions should ensure a site is suitable for its proposed use taking account of ground conditions and any risks arising from contamination.

355 The test is that after remediation, land should not be capable of being determined as “contaminated land” under Part 2A of the Environmental Protection Act 1990.

356 LPP 5.21 reflects national policy. DMP 28 further reflects national policy and seeks to ensure that future residents are protected from exposure to contaminants.

357 Further guidance is given in *Contaminated Land Statutory Guidance* (Defra, 2012)

Discussion

358 A condition requiring a land contamination report would need to be imposed to ascertain likely risks.

359 The recommended condition would align with the consultation responses received from Environmental Protection which have requested further information relating to land contamination.

7.8.4 Air pollution

Policy

- 360 The NPPF at para 170 states decisions should among other things prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of air pollution. Development should, wherever possible, help to improve local environmental conditions such as air quality.
- 361 Proposals should be designed and built to improve local air quality and reduce the extent to which the public are exposed to poor air quality.
- 362 LP7.14 states new development amongst other requirements must endeavour to maintain the best ambient air quality (air quality neutral) and not cause new exceedances of legal air quality standards. Draft LP SI1 echoes this.
- 363 Further guidance is given in the Mayor of London's Air Quality Strategy.
- 364 CSP 7 and DMP 23 echo this.

Discussion

- 365 The application is accompanied by an Air Quality Assessment (Prepared by XCO2), dated June 2019. The assessment indicates that the pollutant concentrations will be within the relevant air quality objectives and concludes that based on the results of the assessment, it is not considered that the air quality would impact on the development.

7.8.5 Natural Environment conclusion

- 366 The development proposals are appropriate for the context of this urban area and a site which is characterised by its built urban form. The applicant has demonstrated that the proposals will safeguard both the natural environment and the health of surrounding residents and future residents of the proposed development.

8 LOCAL FINANCE CONSIDERATIONS

367 Under Section 70(2) of the Town and Country Planning Act 1990 (as amended), a local finance consideration means:

- 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
- sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL).

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

369 The CIL is therefore a material consideration.

370 The proposed development is CIL liable and the applicant will claim social housing exemption, which is expected to be granted.

9 EQUALITIES CONSIDERATIONS

- 372 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 373 In summary, the Council must, in the exercise of its function, have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
 - advance equality of opportunity between people who share a protected characteristic and those who do not;
 - foster good relations between people who share a protected characteristic and persons who do not share it.
- 374 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the decision maker, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.
- 375 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <https://www.equalityhumanrights.com/en/publication-download/technical-guidance-public-sector-equality-duty-england> and <https://www.equalityhumanrights.com/en/publication-download/services-public-functions-and-associations-statutory-code-practice>
- 376 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
- The essential guide to the public sector equality duty
 - Meeting the equality duty in policy and decision-making
 - Engagement and the equality duty
 - Equality objectives and the equality duty
 - Equality information and the equality duty
- 377 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further

information and resources are available at:
<https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance>

378 The planning issues set out above do not include any factors that relate specifically to any of the equalities categories set out in the Act, and therefore it has been concluded that there is no impact on equality.

10 HUMAN RIGHTS IMPLICATIONS

379 In determining this application the Council is required to have regard to the provisions of the Human Rights Act 1998. Section 6 of the Human Rights Act 1998 prohibits authorities (including the Council as local planning authority) from acting in a way which is incompatible with the European Convention on Human Rights. "Convention" here means the European Convention on Human Rights, certain parts of which were incorporated into English law under the Human Rights Act 1998. Various Convention rights are likely to be relevant including:

- Article 8: Respect for your private and family life, home and correspondence
- Protocol 1, Article 1: Right to peaceful enjoyment of your property

380 This report has outlined the consultation that has been undertaken on the planning application and the opportunities for people to make representations to the Council as Local Planning Authority.

381 Members need to satisfy themselves that the potential adverse amenity impacts are acceptable and that any potential interference with the above Convention Rights will be legitimate and justified. Both public and private interests are to be taken into account in the exercise of the Local Planning Authority's powers and duties. Any interference with a Convention right must be necessary and proportionate. Members must therefore, carefully consider the balance to be struck between individual rights and the wider public interest.

382 This application has the legitimate aim of providing thirty-nine (39) new 100% affordable dwellings for social rent. The rights potentially engaged by this application, including respect for your private and family life, home and correspondence and the freedom to enjoy one's home are not considered to be unlawfully interfered with by this proposal.

11 **CONCLUSION**

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

385 The thirty-nine (39) proposed dwellings for 100% affordable, social rent will meet a defined need, addressing the shortage of affordable housing in the borough.

386 It is acknowledged that the 'Bampton Green' provides a community benefit, however the proposal is not considered to be inconsistent with the status of the existing green as the local residents would still be able to use the greenspace and re-provided ballcourt. It is considered that the community asset would not be unnecessarily lost as a shared, community space owing to the fact that the proposal would provide high quality shared facilities and enhancements to the existing residential environment.

387 Subject to the imposition of conditions the development is judged acceptable and in accordance with the development plan.

12 RECOMMENDATION

388 That the Committee resolve to **GRANT** planning permission subject to the following conditions and informatives:

12.1 **CONDITIONS**

1. **Full Planning Permission Time Limit**

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. **Develop In Accordance with Approved Plan**

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

Existing Block Plan (Drawing No. 3391-LB-000-GF-DR-A-0100 (Rev P1)); Demolition Site Plan (Drawing No. 3391-LB-000-GF-DR-A-0101 (Rev P1)); Proposed Block Plan (Drawing No. 3391-LB-000-GF-DR-A-0102 (Rev P1)); Proposed Site Plan (Drawing No. 3391-LB-000-GF-DR-A-0103 (Rev P1)); Proposed Ground Floor Plan (Drawing No. 3391-LB-000-GF-DR-A-0150 (Rev P1)); Proposed First Floor Plan (Drawing No. 3391-LB-000-01-DR-A-0151 (Rev P1)); Proposed Second Floor Plan (Drawing No. 3391-LB-000-02-DR-A-0152 (Rev P1)); Proposed Third Floor Plan (Drawing No. 3391-LB-000-03-DR-A-0153 (Rev P1)); Proposed Fourth Floor Plan (Drawing No. 3391-LB-000-04-DR-A-0154 (Rev P1)); Proposed Roof Plan (Drawing No. 3391-LB-000-05-DR-A-0155 (Rev P1)); Fire Strategy – Ground Floor (Drawing No. 3391-LB-00-GF-DR-A-2100 (Rev P1)); Fire Strategy – Typical Upper Floor (Drawing No. 3391-LB-000—XX-DR-A-2101 (Rev P1)); Fire Strategy – Fourth Floor (Drawing No. 3391-LB-000-04-DR-A-2102 (Rev P1)); Landscape GA 1 of 2 (Drawing No. 3391-LB-000-GF-DR-L-0601 (Rev P1)); Landscape GA 2 of 2 (Drawing No. 3391-LB-000-GF-DR-L-0602 (Rev P1)); Tree Removal Plan (Drawing No. 3391-LB-000-GF-DR-L-0603 (Rev P1)); Tree Proposal Plan (Drawing No. 3391-LB-000-GF-DR-L-0604 (Rev P1)); Planting Proposals (Drawing No. 3391-LB-00-GF-DR-L-0605 (Rev P1)); Rainwater Strategy – Ground Floor (Drawing No. 3391-LB-000-GF-DR-A-2200 (Rev P1)); Rainwater Strategy – Typical Upper Floor (Drawing No. 3391-LB-000-XX-DR-A-2201 (Rev P1)); Rainwater Strategy – Roof Plan (Drawing No. 3391-LB-000-05-DR-A-2202 (Rev P1)); View of the Main Entrance (Drawing No. 3391-LB-000-XX-DR-A-1501 (Rev P1)); View of the Main Courtyard (Drawing No. 3391-LB-000-XX-DR-A-1500 (Rev P1)); Elevations (Drawing No. 3391-LB-00-XX-DR-A-3000 (Rev P1)); Elevations (Drawing No. 3391-LB-00-XX-DR-A-3001 (Rev P1)); Elevations (Drawing No. 3391-LB-00-XX-DR-A-3002 (Rev P1)); Street Elevation (Drawing No. 3391-LB-00-XX-DR-A-3003 (Rev P1)); Site Sections (Drawing No. 3391-LB-00-XX-DR-A-3500 (Rev P1)); Sections (Drawing No. 3391-LB-00-XX-DR-A-3501 (Rev P1)); Existing Sections (Drawing No. 3391-LB-00-XX-DR-A-3510 (Rev P1)); Brick Rib Details – 1 (Drawing No. 3391-LB-XXX-XX-DR-A-6000 (Rev P1)); Brick Rib Details – 2 (Drawing No. 3391-LB-XXX-XX-DR-A-6001 (Rev P1)); Flat Types – 1B2P (Drawing No. 3391-LB-000-ZZ-DR-A-8000 (Rev P1)); Flat Types – 1B2P (Drawing No. 3391-LB-000-ZZ-DR-A-8001 (Rev P1)); Flat Types –

1B2P WCH (Drawing No. 3391-LB-000-ZZ-DR-A-8002 (Rev P1)); Tree Protection Plan UTC-0089-P04-TPP (Rev C)

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

3. Construction Logistics Management Plan

(a) No development above ground shall commence on site until a Construction Logistics Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate the following:-

- (i) Rationalise travel and traffic routes to and from the site;
- (ii) 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 vehicle activity;
- (iii) Provide full details of how the impacts of construction activities and associated traffic will be managed; and
- (iv) Measures to deal with safe pedestrian movement.

(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.

Reason: In order to ensure satisfactory vehicle 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 (2016).

4. Site Contamination

(a) No development or phase of development (including demolition of existing buildings and structures, except where prior agreement with the Council for site investigation enabling works has been received) shall commence until :-

- (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.

(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).

5. Future Heat Network

(a) No development above ground shall commence until written information, drawings and sections showing a scheme for the provision for future connection of the thirty-nine (39) units hereby approved to a potential site wide ambient temperature heat network using heat pumps or an alternative low carbon heat source have been submitted to and approved in writing by the Local Planning Authority. This should include how the design would accommodate the plant space required for such network/s and for how the individual dwellings have been designed to allow for and accommodate this future connection.

(b) If a future network becomes available, all thirty-nine (39) units must be connected in accordance with part (a), unless otherwise agreed in writing with the Local Planning Authority.

Reason: 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 (2016) 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).

6. Site Wide Maintenance Plan

(a) Prior to commencement of above ground works, a site-specific Maintenance Plan must be submitted to and approved in writing by the Local Planning Authority, which should include the following:

- (i) Description of maintenance schedule;
- (ii) Details of who will maintain the proposed drainage system together with the full list of Sustainable Urban Drainage System elements over

- the lifetime of the development, confirming any adoption arrangements;
- (iii) Confirm who will maintain the full proposed drainage system with individual SuDS elements over the lifetime of the development, confirming any adoption arrangements;
 - (iv) Provide evidence that access (e.g. easement or rights of way for access) will be physically possible for maintenance to be carried out as SuDS features should be located within public space;
 - (v) Provide a plan for the safe and sustainable removal and disposal of waste periodically arising from the drainage system. A maintenance manual should also be produced to pass to the future maintainer. If other parties are responsible for different parts of a scheme, this should be clearly shown on the plan;
 - (vi) Outline clearly the frequency of maintenance activities/timetables associated with each drainage system and SuDS elements, linking these into the site plan. Some of these information can be obtained through each proprietary product's manufacturer's instructions and specifications;
 - (vii) Reference to CIRIA RP992 The SuDS Manual Update Paper RP992/23 for a guidance on completing a SuDS Maintenance Plan;
 - (viii) Reflect the technical details and specifications of the final proposed drainage strategy including individual SuDS elements associated (including proposed geocellular storage and proposed surface water pipes) in the plans and drawings.

(b) The development shall be carried out in accordance with the approved scheme and thereafter the approved scheme is to be retained in accordance with the details approved therein.

Reason: To prevent the increased risk of flooding and to improve water quality in accordance with Policies 5.12 Flood risk management and 5.13 Sustainable drainage in the London Plan (2016) and Objective 6: Flood risk reduction and water management and Core Strategy Policy 10 Managing and reducing the risk of flooding (2011).

7. Surface Water and SuDS

(a) Prior to commencement of development above ground, a revised scheme for Surface Water Management, must be submitted to and approved in writing by the Local Planning Authority. The detail should include:

- (i) Confirmation of all area of site development within the 1.85ha area that will contribute to runoff;
- (ii) An explanation (drawing) of methodology in determining both impermeable and permeable areas used in the detailed calculation sheets;
- (iii) An explanation of how the London Plan Policy 5.13 and individual drainage hierarchy has been followed and identify that options as close to the top as possible are proposed, include an assessment of optimising Sustainable Urban Drainage Systems on the proposed landscape masterplan and landscape area. Runoff should be stored in shallow landscape features and where this is not possible, deeper tank or pipe storage must be justified;

- (iv) Include also an assessment if rainwater harvesting could be implemented on the site. All area of contributing runoff (can comprise of roofs, hard surfaces such as road, car parks, paving, proposed carriageway, new footpath and re-contouring of the area) should be represented;
- (v) An updated surface water control calculations which also factor in the whole developed area of the site, as the calculations relating to volume control did, contributing to surface runoff (not limited to 3440m² of pervious area) in the proposed site's developed area;
- (vi) An updated flow route drawing showing how surface water will be drained post-development during exceedance events to demonstrate that water will be directed away from the proposed flats;
- (vii) Revised SuDS layout drawing including all key proposed drainage strategy features, for example geocellular tank and other site surface sewer network pipes;
- (viii) Reflecting on the all area of site development within the 1.85 Ha area above, provide existing Greenfield runoff rates including for the 1 in 30 year and 1 in 100 year events.

(b) The development shall be carried out in accordance with the approved scheme and thereafter the approved scheme is to be retained in accordance with the details approved therein.

Reason: To prevent the increased risk of flooding and to improve water quality in accordance with Policies 5.12 Flood risk management and 5.13 Sustainable drainage in the London Plan (2016) and Objective 6: Flood risk reduction and water management and Core Strategy Policy 10 Managing and reducing the risk of flooding (2011).

8. Piling Operations

(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, until a Piling Method Statement (detailing depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water.

(b) Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To prevent pollution of controlled waters and to comply with Core Strategy (2011) Policy 11 River and waterways network and Development Management Local Plan (November 2014) DM Policy 28 Contaminated land.

9. Materials/Design Quality

(a) No development above ground shall commence on site until a detailed schedule and specification/samples of all external materials and finishes/windows and external doors/roof coverings/other site specific features to be used on the building(s) have been submitted to and approved in writing by the Local Planning Authority.

(b) 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.

10. Refuse and Recycling Facilities

(a) The storage of refuse and recycling facilities as approved shall be provided in accordance with the Refuse and Recycling Strategy in Section 9 of the Design and Access Statement (Prepared by Levitt Bernstein), dated June 2019 and Ground Floor Plan (Drawing No. 3391-LB-000-GF-A-0150 (Rev P1)).

(b) All proposed Refuse and Recycling Facilities shall be provided in full prior to first occupation of any building and permanently retained and maintained, thereafter.

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).

11. Cycle and Mobility Scooter Parking Provision

(a) Prior to first occupation, full details of the fifty-four (54) cycle parking and twelve (12) mobility scooter (and associated charging) facilities shall be submitted to and approved in writing by the Local Planning Authority as indicated on the plans hereby approved (Cycle/Scooter Strategy) in Section 9 of the Design and Access Statement (Prepared by Levitt Bernstein), dated June 2019, Ground Floor Plan (Drawing No. 3391-LB-000-GF-A-0150 (Rev P1)) and Landscape Site Plan (Drawing No. 3391-LB-000-GF-DR-L-0601 (Rev P1)) unless otherwise agreed in writing.

(b) All cycle and mobility scooter parking spaces, as approved, 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).

12. Hard Landscaping Details

(a) Prior to commencement of above ground works, drawings showing hard landscaping of any part of the site not occupied by buildings (including details of the permeability of hard surfaces) must be 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.

13. Soft Landscaping

(a) Prior to the commencement of above ground works, a scheme of soft landscaping (including details of all trees or hedges to be retained and proposed plant numbers, species, location, suitability and size of trees and tree pits) and details of the management and maintenance of the landscaping for a period of five (5) years shall be submitted to and approved in writing by the local planning authority.

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

(c) 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).

14. Bird/Bat Boxes

Prior to the commencement of above ground works, details of the number and location of the bird/bat boxes to be provided as part of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and shall be installed before occupation of the building and maintained in perpetuity.

Reason: To comply with Policy 7.19 Biodiversity and access to nature conservation in the London Plan (2016), 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. Living Roof

(a) The development shall be constructed with a (732.69m²) living roof laid out in accordance with the Roof Plan (Plan no. 3391-LB-000-05-DR-A-0155 (Rev P1)) hereby approved, and maintained thereafter.

(b) A living roof section (to scale), access and watering provision arrangements for the proposed living roof along with details for management/establishment guarantees for a minimum of two growing seasons shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved and maintained in perpetuity.

(c) The living roof must be seeded and plug planted with locally appropriate wildflowers.

(d) The living roofs shall not be used as an amenity or sitting out space of any kind whatsoever.

(e) Evidence that the roof has been installed in accordance with (a)-(c) shall be submitted to the Local Planning Authority for its approval in writing prior to the first occupation of the development hereby approved and thereafter maintained in perpetuity.

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 (2016), 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).

16. External Lighting

(a) Prior to first occupation, full details (including beam orientation, illumination, schedule of equipment and directional hoods (or similar)) of the external lighting outlined in Section 7 of the Design and Access Statement (Prepared by Levitt Bernstein), dated June 2019 shall be submitted to and approved in writing by the Local Planning Authority.

(b) Any such external lighting as approved in part (a) shall be installed and retained permanently.

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 DM Policy 27 Lighting of the Development Management Local Plan (November 2014).

17. Delivery and Servicing Plan

(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.

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

18. Travel Plan

(a) Prior to first occupation, a Travel Plan, in accordance with Transport for London's document '*Travel Planning for New Development in London*' must be 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.

(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).

19. Accessible, Adaptable and Wheelchair User Dwellings

(a) The detailed design for four (4) wheelchair dwellings hereby approved shall meet the required standard of the Approved Document M4(3) of the Building Regulations (2015), all other dwellings shall meet the required standard of the Approved Document M4(2) of the Building Regulations (2015).

(b) Prior to commencement of above ground works, written confirmation from the appointed Building Control Body shall be submitted to and approved in writing by the Local Planning Authority to demonstrate compliance with (a).

(c) The development shall be carried out in accordance with the approved details under part (b).

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).

20. Plumbing and Pipes

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no plumbing or pipes, including rainwater pipes, shall be fixed on the

external faces/front elevation of the building(s), unless otherwise agreed in writing.

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).

21. Construction Deliveries and Hours

(a) No deliveries in connection with construction works shall be taken at or despatched from the site other than between the hours of 8 am and 6 pm on Mondays to Fridays and 8 am and 1 pm on Saturdays and not at all on Sundays or Public Holidays.

(b) No work shall take place on the site other than between the hours of 8 am and 6 pm on Mondays to Fridays and 8 am and 1 pm on Saturdays and not at all on Sundays or Public Holidays.

Reason: In order to safeguard the amenities of adjoining occupants at unsociable periods 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).

22. Protected Species Survey – Breeding Birds

(a) Construction work and removal of vegetation on site should be outside of the bird nesting season considered to be between March and September inclusive. If this is not possible, a bird nesting check by a suitable qualified ecologist should be undertaken within 24 hours of work starting on site.

(b) If a nest is found, works should stop in this area and a "no work buffer zone" should be created until the chicks have fledged.

Reason: The Natural Environment & Rural Communities Act 2006, Section 40, imposes a duty on public bodies "to have regard" to the conservation of biodiversity in England, when carrying their normal functions and the Lewisham Biodiversity Action Plan (BAP) contains a number of targets and actions, habitat and species that need to be considered.

23. Protected Species Survey – Dead-wood Invertebrate Species

(a) Prior to construction, log piles should be created on site where they can remain undisturbed for at least three years.

(b) Where stag beetle larvae is unearthed during removal of trees and roots (dug up from 0.1-0.5 metres deep). The stag beetle larvae and wood mould will be translocated to a newly constructed pile log pile. The larvae should be covered by a thick layer of soil.

Reason: The Natural Environment & Rural Communities Act 2006, Section 40, imposes a duty on public bodies "to have regard" to the conservation of biodiversity in England, when carrying their normal functions and the Lewisham

Biodiversity Action Plan (BAP) contains a number of targets and actions, habitat and species that need to be considered.

24. Parking Management Plan

(a) A Parking Management Plan must be submitted to and approved in writing by the Local Planning Authority, prior to first occupation of any building hereby approved.

(b) The plan must include:

- (i) Details of how informal parking would be managed and enforced;
- (ii) Details of how active and passive provision for Electric Vehicle Charging Points will be provided in accordance with London Plan;
- (iii) How informal parking will be enforced;
- (iv) How the management of informal parking will ensure service/emergency access; and
- (v) How it will improve pedestrian accessibility.

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

25. S278 Highway Works

(a) Prior to first occupation details of the following highways works (including drawings and specifications) must be submitted to and approved in writing by the Local Planning Authority, including:

- (i) Improvement works within 5m of the junction of Windrush Lane and Perry Vale (including the installation of tactile paving and dropped kerbs);
- (ii) The installation of dropped kerbs and tactile paving on the public Highway at the vehicular access into the estate from Inglemere Road; and
- (iii) Improvement works within 5m of the junction of Sunderland Road and Perry Vale, to improve the informal crossing and pedestrian accessibility between the application site and the eastbound bus stop on Perry Vale.

(b) Prior to occupation the works as required under (a) must be completed and evidence of approval from the Highways Authority to this work must be submitted and approved by the Local Planning Authority.

Reason: To secure highways improvement works on the public highway and to accord with Policy 14: Sustainable movement and transport of the Core Strategy (2011).

26. Development Phasing

(a) Prior to commencement of development, details (including but not limited to full elevations, fencing specifications, layout, seating specification, surfacing materials, hoop specification) of the re-provided ballcourt must be submitted to and approved in writing by the Local Planning Authority.

(b) The re-provided ballcourt must be provided in full prior to demolition of the existing ballcourt.

Reason: In order to comply with Policy 3.1 and 3.6 London Plan Policy (2016) and DM Policy 32 of the Lewisham Core Strategy (2011).

27. Protected Species Survey - Bats

(a) Prior to works commencing on the garages, a suitably qualified ecologist should carry out an internal inspection to confirm no bats are present.

(b) Prior to removal of any tree or pruning of dead-wood on retained trees, an assessment has to be undertaken to determine if the feature to be removed has potential to support roosting bats.

(c) Assessments outlined in (a) and (b) above involve either a climbed inspection or from equipment such as cherry-pickers, MEWP's or scaffold tower, and inspecting all features (of value to roosting bats) using an endoscope. These inspections should be undertaken by a suitably licensed bat ecologist, and in the case of climbed inspections, a qualified tree climber. Inspection surveys should be undertaken during favourable weather conditions (i.e. when the weather is dry and the temperature is above 10 degrees C), in case any bats are disturbed during inspection and fly.

(d) If evidence of a bat roost is confirmed, then a European Protected Species Mitigation License will need to be obtained from Natural England in order that the works can progress within the confines of the legislative framework.

Reason: All bat species are fully protected under The Conservation (Natural Habitats, &c.) Regulations 2010 (as amended) through their inclusion on Schedule 2 and the Wildlife and Countryside Act 1981 (as amended) through their inclusion on Schedule 5.

28. Affordable Housing

At least 100% of the thirty-nine (39) residential units hereby granted permission shall be provided and maintained in perpetuity as affordable housing for social rent to meet the needs of householders whose incomes are not sufficient to permit them to access and afford to rent on the open market. The affordable housing shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it.

Reason: In order to meet the affordable housing needs of the borough and comply with Core Strategy Policy 1 of the Lewisham Core Strategy (2011).

29. Specialist Residential Accommodation

All thirty-nine (39) residential units hereby granted permission shall be provided and maintained in perpetuity as over 55's accommodation in accordance with Section 4.4 of the Planning Statement (Prepared by BPTW), dated June 2019 hereby approved.

Reason: In order to meet the housing needs of the borough and comply with Core Strategy Policy 1 of the Lewisham Core Strategy (2011).

INFORMATIVES

A. **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 and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion. As the proposal was in accordance with these discussions and was in accordance with the Development Plan, no contact was made with the applicant prior to determination.

B. **Thames Water - Waste Comments**

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483.

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

C. **Thames Water - Water Comments**

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

D. Local Colony of Swift Birds

Please also note and inform the applicant that there is a local colony of swifts and swift boxes (including a microphone to play calls) appropriately located would be a very worthwhile enhancement. This is inexpensive and will exponentially increase the chances of uptake.

E. Surface Water and SuDS

To encourage greater consistency in both the applications and the Lead Local Flood Authority information requests, since April 2019, Lewisham Council and 32 other Lead Local Flood Authorities in London has introduced the London Sustainable Drainage Proforma to accompany Sustainable Drainage strategies submitted with planning applications. It sets a clear standard for the information that should be provided in a Sustainable Drainage strategy for all development in London. The proforma is intended to ensure that key information is provided, reducing the need to request additional information throughout the assessment process and preventing delays in approval. Please visit <https://www.london.gov.uk/what-we-do/environment/climate-change/surface-water/london-sustainable-drainage-proforma#acc-i-56812>.

The proforma would also direct the applicant to ensure that the proposed development meets the following policy and guidance:

- Lewisham Core Strategy Policy 10
- London Plan Policy 5.13 and draft New London Plan Policy SI13
- The National Planning Policy Framework
- The Lewisham SuDS Design and Evaluation Guide
- The London Plan Sustainable Design and Construction SPG
- DEFRA non-statutory technical standards for sustainable drainage
- Environment Agency climate change guidance
- CIRIA C753 The SuDS Manual
- Lewisham River Corridors Improvement Plan SPD