

Committee	PLANNING COMMITTEE - LEWISHAM EAST	Item No. 2
Report Title	SITES OF 2-48 CORNMILL LANE, 1-31 ELMIRA STREET AND GARAGES FRONTING ELMIRA STREET SE13 AND ADJACENT METROPOLITAN OPEN LAND	
Ward	Lewisham Central	
Contributors	Louise Holland	
Class	PART 1	Date 15 MAY 2003

Reg. No. DC/03/53072

Application dated 21.1.03

Applicant BPTW Architects & Quantity Surveyors on behalf of London Borough of Lewisham.

Proposal The redevelopment to create a new public park. (Outline application).

Applicant's Plan Nos. 03.009/D(00)01, 02 & 03

Background Papers

- (1) Case File LE/H46/TP
- (2) Adopted Unitary Development Plan
- (3) Revised Deposit Draft UDP

Zoning

Adopted UDP – Housing and Metropolitan Open Land (MOL)
Revised UDP - Housing, Metropolitan Open Land and Sustainable Living Area

CONSULTATIONS AND REPLIES

Environment Agency No objections in principle.

English Heritage

The archaeological position should be reserved by attaching a condition to any consent granted under this application (see condition and informative below).

It is anticipated that the archaeological interest can be progressed through the application of a programme of trial trench evaluation, using the evidence of the more recent site history to ensure that proposed trenches are in optimum positions to enable the archaeological potential to be quantified.

Neighbours & Local Amenity Societies etc

1-157 & Lewisham Bridge Primary School Elmira Street, 1-83 & 2-48 Cornmill Lane, Mission Hall and 2 Vian Street, 1-32 Porson Court, 45, 66-76 & Fl above 76 Loampit Vale, MFI, Allied Carpets & Matalan Thurston Road, Citibank Molesworth Street, Slough Estates Plc, 2-82, 14A & B, 1A & B, 5-77 Ellerdale Street, Site Notices at Thurston Industrial Estate, Brookbank Road, Ellerdale Street, Ermine Road, Embleton Road, Algernon Road & Marsala Road, Site Notices displayed on site by LB Lewisham.

Notice on Site and Press Notice

One letter has been received from the resident of 45 Ellerdale Street raising a number of concerns: -

- (1) Need to confirm retention and protection of mature mulberry tree.
- (2) Concern over community safety, as access along road will border new park.
- (3) Will opportunity to walk along the edge of the river be reduced? From the plans it would appear that houses will edge on to this.
- (4) Concern about possible reduction in open space and loss of trees.

An e-mail has been received from the resident of 85 Ermine Road suggesting land near railway at depot site be made a private space for wildlife.

(Letter and e-mail are available to Members)

Highways & Transportation

Unobjectionable in principle. The implications of this for the purpose of the footpath/cycle path diversion orders need to be noted.

Environmental Health

Request condition C10 relating to site contamination.

OBSERVATIONS

Property/Site Description

The application relates to part of the triangular area of land bounded by Loampit Vale to the north and two rail lines to the east and west which converge to the south of the former Silver Road Depot. Elmira Street runs roughly north to south linking Ellerdale Street to the south west with Loampit Vale to the north.

The Sundermead Estate occupies a significant proportion of the overall land in this location, comprising 177 dwellings laid out predominantly in four storey blocks of maisonettes with some terraces of two storey houses. The estate has a substantial frontage to Loampit Vale in the north and extends south between the east side of Elmira Street and the River Ravensbourne. To the west side of the Ravensbourne is a linear open space which forms a significant part of the Metropolitan Open Land in the town centre.

The site which is the subject of the current application is on the east side of Elmira Street opposite Lewisham Bridge School in the central part of the Sundermead Estate, and includes residential properties at 1-31 Elmira Street, approximately half of the block comprising 2-48 Cornmill Lane, a garage block on the frontage to Elmira Street, and a small part of the Metropolitan Open Land between the estate and the River Ravensbourne. The area of the land is approximately 0.4ha.

Planning History

Permission was granted for the existing Sundermead Estate in 1963 comprising the erection of 167 dwellings at a density of 21 dwellings (73 persons) per acre. Prior to this the land was used for residential uses and a limited number of commercial uses associated with the close proximity to the Ravensbourne River. The estate currently comprises 177 dwellings in total.

Following a resolution of the Strategic Planning Committee on 3 September 2002 permission was granted on 10 March 2003 for the redevelopment of the southern part of the Sundermead Estate, the former Silver Road Depot and adjacent metropolitan open land for a total of 215 units of new affordable housing in a mix of rented, shared equity and shared ownership/sale units together with associated landscaping and enhancement and naturalisation works to the River Ravensbourne. The proposed river naturalisation works include the removal of the concrete bank on the west side of the channel to allow for replacement with a natural slope. Implementation of the development is proposed in two phases with the development of the former depot forming the first phase to enable the phased decanting and demolition of the existing Sundermead Estate.

The land affected by the redevelopment includes part of the linear open space designated as Metropolitan Open Land. A Section 106 Agreement was entered into to secure the naturalisation works to the River Ravensbourne and in relation to the provision of cycle routes and traffic calming works in Elmira Street.

Present Application

The development approved in September 2002 represents the first two phases of the Sundermead redevelopment programme, which envisages the decanting and re-housing of all the existing residents within the estate. The redevelopment of the estate including the former Silver Road Depot, is linked to the Urban Renaissance in Lewisham SRB6 programme. A land swap is proposed. The depot land is to be transferred to housing as part of the Sundermead development programme and the northern part of the existing Sundermead estate is then proposed to be released for mixed use development, including employment, as part of the SRB6 programme, effectively replacing the employment generating uses lost at the depot site.

The land gain associated with the incorporation of the Depot site in turn enables the future transfer to public open space and commercial uses of the parts of the existing estate east of Lewisham Bridge Primary School and adjacent to Loampit Vale. This is intended to form part of the ongoing Urban Renaissance in Lewisham SRB6 Programme.

The area of Metropolitan Open Land, which would be lost by the development for housing, is proposed to be re-provided and consolidated in the form of a new park.

The current application is for the proposed new park. The purpose of the application, which is submitted in outline with no matters of detail to be determined at this stage, is to establish the principle of the development of the area for open space purposes and to set out the amount of open space which is intended to compensate for the area of Metropolitan Open Land lost by the redevelopment of the Sundermead Estate.

The park is intended to be developed separately from the housing proposals, as part of the Lewisham Council SRB6 programme. It is envisaged that the land to the north, nearest to Loampit Vale, will also be redeveloped as a separate later phase.

Policy Context

The 1996 Adopted UDP identifies the site as falling within Lewisham Town Centre Boundary and an Area of Archaeological Priority. Development Site 28 (Sundermead Estate) is Metropolitan Open Land allocated for redesign and landscaping of Sundermead

Open Space as a town centre park/linear park and creation of Green Chain Walk extension alongside the River Ravensbourne.

The 2001 Revised Deposit Draft UDP again identifies the site as falling within Lewisham Town Centre and an Area of Archaeological Priority. In addition, the site also falls within the Lewisham Town Centre Sustainable Living Area. The Metropolitan Open Land designation adjacent to the River Ravensbourne is retained and Waterlink Way links Molesworth Street under the railway adjacent to the northern end of Silver Road Depot and on to Loampit Vale.

Policy STC 11 of the Revised Deposit Draft deals with town centre regeneration and the supporting text points out that the Council has been successful in obtaining funding for, among other regeneration projects, Lewisham Town Centre. The text continues:-

“there is likely to be some land use changes as a consequence of the implementation of these projects. While the details are not always known in advance they will emerge over the lifetime of this plan. The Council clearly supports these projects and would not wish its town planning policies to obstruct their successful implementation. See also policy URB 1A.”

Policy URB 1A deals with major regeneration schemes including the SRB for Lewisham Town Centre. The supporting text makes similar comments to those in policy STC 11 outlined above.

Policy HSG 1 Prevention of Loss of Housing seeks to prevent the loss of housing by demolition, redevelopment or change of use. The policy sets out circumstances where a loss of housing may be acceptable, including where the proposed redevelopment would result in housing gain which satisfies other relevant policies.

Policy OS 1 Metropolitan Open Land states that the open character of Metropolitan Open Land in Lewisham, as shown on the proposals map, will be preserved. Planning permission will be granted only for appropriate development or change of use where this preserves the open nature of the land. This updates advice in policy NAT.ENV 2 in the Adopted UDP.

Policy OS 4 Waterlink Way states that the Council will safeguard the defined route of Waterlink Way and, through agreement with developers, will seek to improve the quality of the open spaces and the links between them, improve the course and appearance of the waterways and enhance the existing nature conservation value of the waterways. This updates advice in policy NAT.ENV 4 in the Adopted UDP. Policy OS 5A River Corridors notes that, where appropriate, the Council will seek to protect, enhance and restore the natural elements of the river environment.

Policy TRN 16 Developing Pedestrian and Cycle Networks seeks the implementation of the Strategic Cycle Network and Strategic Walking Routes and the development of safe, convenient and pleasant pedestrian and cycle routes linking with each other. This updates Policies TRN 35 and 36 in the Adopted UDP.

Policy ENV.PRO 8 Contaminated Land states that the Council will require developers to investigate sites which are contaminated or suspected of being so and identify remedial measures that may be required to deal with the hazards. The comparable policy is at ENV.PRO 4 in the Adopted UDP.

Policy URB 20 Archaeology sets out the importance of archaeology in planning decisions, updating Policy BLT.ENV 20: Archaeology of the Adopted UDP.

Planning Considerations

The main planning considerations are whether the change of use to open space from the present housing use is acceptable in relation to planning policy and whether the location of the proposed replacement open space is appropriate.

In terms of the loss of housing in this part of the estate, in view of the overall development proposals involving an increase in housing provision it is considered that the proposal raises no policy concerns in this respect.

While neither the Adopted nor Revised Deposit Draft UDP envisage redevelopment of the land to the south of Loampit Vale comprising the Sundermead Estate on the scale now proposed, the current application needs to be considered in the context of the recently approved redevelopment of the southern part of the Sundermead Estate and the adjoining MOL. The current application essentially constitutes the next phase of development intended to follow on from those proposals.

The application identifies the area of the land within the northern part of the estate to be laid out as a new park and transferred to MOL as part of the SRB6 programme. The extent of proposed replacement open space indicates that overall an equivalent area of open space can be achieved, with the potential for a marginal increase in MOL in the overall scheme (1.08 hectares compared to the existing 1.06 hectares, discounting the Loampit Vale frontage areas).

The new park would form part of a re-modelled linear open space through which a new network of pedestrian and cycle routes will be created including a new riverside cycle and pedestrian link to Waterlink Way. It is considered a more appropriate and beneficial form of open space in the town centre and would also greatly improve the outlook of Lewisham Bridge Primary School and provide a safe and overlooked area in which local children could play. Good levels of overlooking of the new park will be provided by the new flatted blocks to the south. Generally, the combination of the new park and the new linear element of the open space, with the naturalised river-channel approved as part of the housing development, will dramatically enhance the visual and aesthetic nature of the site, and, in combination with long-term improvements to the river further up and downstream, will benefit biodiversity.

The proposed replacement open space is also required to ensure that appropriate flood storage area is provided as part of the flood protection measures to protect the proposed new housing to the south and other areas of the town centre downstream.

Consultations

The majority of issues raised have been covered in the report, however some of the points raised refer to the wider redevelopment proposals. There will be further consultation at a later stage on the detailed form and layout of the new park. The mulberry tree is to be retained.

Conclusion

The proposed park area is considered to be satisfactory and should be viewed as a significant element in the regeneration of Lewisham Town Centre.

RECOMMENDATION GRANT PERMISSION subject to the following conditions:-

- (1) OT1 Submission of Details (relating to (c) the means of access; and (d) the use of any part of the site and the treatment thereof (including planting, paving, walls and fences)
- (2) L02 Detailed Tree Layout
- (3) L08 Trees - Protection During Works.
- (4) (a) No development shall commence until each of the following has occurred:
 - (i) a site investigation has been carried out to survey and assess the extent of potential contamination and its effect (whether on or off site);
 - (ii) a report comprising the results of that site investigation and recommendations for treatment of any contamination (whether by remedial works or not) has been submitted to and approved in writing by the Council; and
 - (iii) all measures or treatments identified in that report as being necessary or desirable for the remediation of the site have been implemented in full. The investigation and remediation measures shall take full account of the need to prevent pollution to the water environment.
- (b) If during any works at the site (whether pursuant to paragraph (a) of this condition or implementation of this planning permission generally) contamination is encountered which has not previously been identified ("the new contamination"), then paragraph (a) shall apply to the new contamination and no further development shall take place 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. The closure report shall include details of both the remediation (including waste materials removed from the site; an audit trail demonstrating that all imported or reused soil material conforms to current soil quality requirements as approved by the Council) and any post- remediation sampling that has been carried out.

- (5) AR2 Archaeological Programme. (Insert.... “The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the local planning authority”)
- (6) C11 Construction Hours
- (7) N10 Dust Minimisation Scheme

Reason

- (4) C10R Site Contamination

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