



Planning Committee B (ADDENDUM)

Valentine Court, Perry Vale, SE23

Date: 29 September 2022

Key decision: No.

Class: Part 1

Ward affected: Perry Vale

Contributors: David Robinson

Outline and recommendations

This report forms an addendum to Item 5 and provides clarification around Electric Vehicle Charging Point provision and tree removal as well as additional conditions

Application details

Application reference number(s): DC/22/127024

Application Date: 31 May 2022

Applicant: Montagu Evans on behalf of Lewisham Homes

Proposal: The construction of residential dwellings (Use Class C3) together with new play space, provision of car parking spaces, cycle parking spaces, refuse/recycling stores and associated landscaping works at Valentine Court, Perry Vale, SE23.

Background Papers: (1) Submission Drawings
(2) Submission technical reports and supporting documents
(3) Internal consultee responses
(4) External consultee responses

Designation: Air Quality Management Area
PTAL 4

1 INTRODUCTION

1 This report forms an addendum to the main report and provides clarification around Electric Vehicle Charging Point provision and tree removal as well as additional conditions.

1.1 Electric Vehicle Charging Points

2 Officers wish to clarify and provide more detail as to the proposed Electric Vehicle Charging Point provision.

3 The scheme proposes EVCPs as following

	No. of Charge Points	No. of spaces served	Existing Residents	New Residents
Twin Active	2	4	3	1
Twin Passive	6	12	9	3
Single Active	0	0	0	0

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Single Passive	1	2	1	0
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4 In total there will be 13 passive (provided by 7 points) and 4 active (provided by 2 points) spaces.

1.2 Tree removal

- 5 Officers wish to provide clarity as to the quantum of tree removal on the application site.
- 6 Para. 223 of the reports states that “The proposed siting of the new buildings will necessitate the removal of four trees and two groups of trees”. This statement is factually correct; however officers wish to clarify that a further tree will be removed (T29) due to the condition of the tree, not the siting of buildings. This means that a total of 5 trees and two groups of trees will be removed.

1.3 Additional Conditions

7 The following additional condition are added at the request of the Council’s Ecological Regeneration Manager:

8 Biodiversity Enhancement & Management Plan (BEMP)

9 Prior to the commencement of development a Biodiversity Enhancement & Management Plan (BEMP) shall be submitted to and approved in writing by the LPA. The Plan shall include the following:

- a) Description and evaluation of features to be enhanced, created and managed (including but not limited to 6 integrated bird bricks, 4 integrated bat bricks and 2 bee/bug hotels)
- b) Extent and location/area of proposed enhancement works on appropriate scale maps and plans
- c) Ecological trends and constraints on site that might influence management
- d) Aims and Objectives of management
- e) Appropriate management Actions for achieving Aims and Objectives
- f) An annual work programme (to cover an initial 5 year period)
- g) Ongoing monitoring and remedial measures.
- h) Details of the specialist ecological management body or organisation responsible for implementation of the Plan
- i) For each of the first 5 years of the Plan, a progress report sent to the LPA reporting on progress of the annual work programme and confirmation of required Actions for the next 12 month period
- j) The Plan will be reviewed and updated every 5 years and implemented for perpetuity

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The Plan shall include details of the legal and funding mechanisms by which the long-term implementation of the Plan will be secured by the developer with the specialist ecological management body or organisation responsible for its delivery. The Plan shall also set out (where the results from the monitoring show that the Aims and Objectives of the BEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the Objectives of the originally approved Plan. The approved Plan will be implemented in accordance with the approved details.

10 Reason: to ensure the long-term protection and enhancement of biodiversity in accordance with Core Strategy Policy G8 and G9, NPPF and BS 42020:2013.

11 Urban Greening Factor

12 In order to ensure compliance with the UGF score of 0.5, the following condition is also recommended:

13 Prior to completion of building works, the applicant shall submit for approval a detailed Urban Green Factor masterplan (including details of ongoing maintenance) to the Local Planning Authority for approval, demonstrating a UGF score of at least 0.5.

14 The approved masterplan shall be implemented prior to occupation of the residential units and retained thereafter.

15 Reason: To ensure compliance with London Plan Policy G5

2 Conclusion

16 The matters discussed above do not alter the officer recommendation or assessment and the application is recommended for approval subject to the two additional conditions as outlined in this addendum report.

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