

Committee	PLANNING COMMITTEE (C)	
Report Title	SITE OF THE FORMER GREENVALE SCHOOL, 67-69 PERRY RISE SE23 2QU	
Ward	Bellingham	
Contributors	Tabitha Lythe	
Class	PART 1	Date: 25 APRIL 2013

Reg. Nos. DC/13/82410 & DC/13/82410A

Application dated 24.01.13 and revised 10.04.13

Applicant Savills on behalf of London Borough of Lewisham

Proposal Demolition of the existing building and the erection of a part single part two-storey building with green roofs, installation of photovoltaic solar panels to accommodate (3670sq.m.) of Class D1 floor space for use as an all ages Autistic Spectrum Disorder (ASD) school, together with bus drop off facilities, landscaping, play spaces including a Multi Use Games Area (MUGA), and the provision of car and cycle parking for the new Brent Knoll School on the site of the former Greenvale School at 69 Perry Rise, SE23.

Applicant's Plan Nos. 03667_B1_02_00 Rev 01; 03667_B1_02_01 Rev 01; 03667_B1_02_02 Rev 01; 03667_B1_04_01 Rev 01; 03667_B1_04_02 Rev 00; 03667_B1_04_03 Rev 01; 03667_B1_05_01 Rev 00; 03667_B1_05_02 Rev 00; 03667_B1_06_01 Rev 01; 03667_B1_06_02 Rev 00; 03667_WS_02_00 Rev 00; 03667_WS_02_01 Rev 01; 03667_WS_02_02 Rev 01; 03667_WS_02_03 Rev 01; 03667_WS_02_10 Rev 01; 177 301 Rev 00; Air Quality Assessment; BREEAM 2011 Pre-Assessment Report; Daylight, Sunlight and Overshadowing Study; Design and Access Statement-Revision-April 2013; Desk Study and Site Investigation Report; Electrical Services – External Lighting; Geo-Environmental & Geotechnical Desktop Site Appraisal; Landscape Strategy; Lighting Assessment; Planning Statement; Renewable Energy Options Assessment & Energy Statement; Secure by Design; Stage 1 Bat Inspection Survey; Statement of Community Involvement; Structural Engineers Report – Planning; Transport Statement; Tree Survey Ventilation Design

Background Papers

- (1) Case File LE/358/67/TP
- (2) Adopted Unitary Development Plan (July 2004)
- (3) Local Development Framework Documents
- (4) The London Plan

Designation

[Core Strategy or Adopted UDP] - Existing Use

Screening

15 Jan 2013

The development proposed does not constitute EIA development for the purposes of the Regulations.

1.0 Property/Site Description

- 1.1 The application site lies on the north-east side of Perry Rise, opposite the junction with De Frene Road. The site is approximately square, with a street frontage measuring 80 metres and a maximum depth of 72 metres. The school site incorporates land formerly occupied by Shaftesbury House (67 Perry Rise) which was a former residential care building. This land was incorporated into the Greenvale School site some years ago following the demolition of the building.
- 1.2 The site consists of the existing single-storey Greenvale School, which was constructed in the late 1950s, originally as a Junior Training Centre. The school has already provided temporary decant accommodation in the recent past, the most recent being to accommodate Gordonbrock School.
- 1.3 The surrounding area is entirely residential in character and the school is surrounded by properties in Perry Rise, Priestfield Road and Lescombe Close. The land levels are generally sloping upwards towards the north-west. There is a significant change of level with a raised bank between the existing school and the proposed buildings. There are a number of mature trees located along this sloping bank. Existing boundaries to the site are a mixture of timber fencing, chain-link and steel fencing. Perry Rise is a classified road.
- 1.4 The site is not located within a conservation area and there are no listed or locally listed buildings on site or within the immediate vicinity.

2.0 Planning History

- 2.1 2001: p.p. for the construction of a temporary single storey building incorporating three classrooms with storage space at 69 Perry Rise SE23 together with the erection of a 1.8 metre high close boarded fence to enclose an additional recreation area.
- 2.2 2001: p.p. for the erection of 1.8 metre high chain link fencing above the existing fencing to the side and rear boundaries of Greenvale Special Needs School, 69 Perry Rise SE23.
- 2.3 2002: p.p. for the erection of a 2.2 metre high weld mesh fencing and gates to the front and to the side boundary of Greenvale Special Needs School, 69 Perry Rise SE23, together with the renewal of existing close boarding fencing.

- 2.4 2009: p.p. for The construction of a part single/part two storey temporary building incorporating external walkway at first floor level on the site of the former Greenvale School, 69 Perry Rise SE23, to provide accommodation for 10 classrooms for the decanted Gordonbrock Primary School for a period of 18 months, together with the provision of 2 disabled car parking spaces and 10 cycle spaces. The existing access / parking area at the front of the school will be utilised for bus / coach pick up and drop off.

3.0 Current Planning Applications

The Proposals

- 3.1 Demolition of the existing single-storey school building. The building on site is currently vacant, however, its last use was as a school and it has been used as decant accommodation for various schools while works were carried out.
- 3.2 Erection of a part single part two-storey building that would have 3670sq.m. floorspace to provide an all ages Autistic Spectrum Disorder (ASD) school for Brent Knoll School. The building would have green roofs and photovoltaic solar panels to the roof.
- 3.3 Bus drop off facilities are proposed to the front of the building along with two car parking and 12 cycle parking.
- 3.4 Landscaping works are proposed including the creation of play spaces and a Multi Use Games Area (MUGA) to the rear of the site. Two trees are proposed to be felled as part of the proposal.
- 3.5 The materials proposed are:
- Brickwork – Mystique
 - Roof – green roof
 - Walls – render
 - Windows - timber

Supporting Documents

- 3.6 Air Quality Assessment; BREEAM 2011 Pre-Assessment Report; Daylight, Sunlight and Overshadowing Study; Design and Access Statement; Desk Study and Site Investigation Report; Electrical Services – External Lighting; Geo-Environmental & Geotechnical Desktop Site Appraisal; Landscape Strategy; Lighting Assessment; Planning Statement; Renewable Energy Options Assessment & Energy Statement; Secure by Design; Stage 1 Bat Inspection Survey; Statement of Community Involvement; Structural Engineers Report – Planning; Transport Statement; Tree Survey Ventilation Design.

4.0 Consultation

- 4.1 This section outlines the consultation carried out by the Council following the submission of the application and summarises the responses received. The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.

4.2 Site notices were displayed and letters were sent to residents and business in the surrounding area and the relevant ward Councillors.

Written Responses received from Local Residents and Organisations

4.3 5 objections comments were received from 47, 48 and 79 Priestfield Road and 89 and 91 Perry Rise

- Massing and density too much for the site
- Should not be higher than single-storey on this site
- Front elevation is boring and bland and looks like a prison
- Loss of light to neighbouring properties including a bedroom/study
- Overshadowing to neighbouring gardens
- Increase in overlooking to residential properties
- Increase pressure on parking
- Increase pressure on traffic
- Traffic survey probably was not carried out when the school was in use so will not show true impact of parking pressure
- Five other retail units will open in the area so the traffic survey does not reflect the pressure from this either
- Light pollution to residential properties
- Noise pollution to residential properties
- Inaccurate plan of the proposed building
- Proposal shows structures on the boundary which have not been agreed
- Environmental hazard caused by location of bin, plant and bicycle storage
- Decrease in value of residential properties

(Letters are available to Members)

Lewisham Design Panel

4.4 The Panel was disappointed by the lack of progress made by the design team since the previous meeting. The addition of rooflights and improvements to the landscaping were noted but there still remain the other concerns highlighted by the panel of the 2nd October 2012. These comments still stand and to highlight, the following should be addressed:

- The elevations were considered monotonous, particularly the Perry Vale frontage, and further interest and texture should be applied.

- Further variation in the roof form should be applied to break up the monotonous volume. The scheme was commended in the previous Panel meeting for not being a single entity, however, it appears that it has now become exactly this.
- The entrance frontage in relation to the streetscape as a whole should be considered. The current solution of holes in the brick wall is not considered to be sufficiently thoughtful or in any way beneficial..
- The materials around the courtyard should be considered in a more sympathetic manner.
- The entrance should be designed as a glazed volume with views through into the courtyard with the stair as a feature. At present there are no views through the glazed element.
- The school hall should be designed as an interesting space with galleries and views and light from different directions.
- The detailing of the fencing to the street remains critical and is not clear from the drawings.
- The language of architecture being pursued is far from being successfully executed without far higher quality drawings, complete with the necessary detail required to achieve the aesthetic suggested by the precedent images provided.

Highways and Transportation

- 4.5 Reviewed the information submitted for the proposed new school on the former Greenvale School site at Perry Rise, SE23 and given the sites previous use as a school, the proposal is unobjectionable in principle subject to the following.
- 4.6 The submission of a Construction and Logistics Plan (CLP), the CLP should specify how the impacts of construction activities and associated traffic would be managed.
- 4.7 The submission of a Delivery and Servicing Plan (DSP), the plan should include details of measures to rationalise the number and time of delivery and servicing trips to the site with the aim of reducing the impact of delivery and servicing activity.
- 4.8 Details of secure cycle parking at the site.
- 4.9 Although limited off-street parking is proposed at the site, there is insufficient capacity on-street to accommodate the parking demand generated by the proposal. A School Travel Plan review is required following occupation of the development to further encourage sustainable modes of travel to the school.
- 4.10 As the majority of pupils will travel to school by bus or coach, and as some trips to the site will be by car or taxi, the waiting restrictions adjacent to the site (School KEEP Clear, zigzags and the double yellow lines) will need to be reviewed to minimise the impact of drop off and pick up activity adjacent to the site. The existing vehicular access to the site will also be modified as part of the proposal, so the applicant will be required to enter into a S278 agreement with the Highway Authority to secure the necessary waiting/restrictions and amendments to the highway adjacent to the site. The applicant will also be required to meet the cost of any reinstatement works to the highway, as a result of damage caused during the construction phase of development.

Environmental Health

- 4.11 Condition C10 Land Contamination should be attached to any permissions.
- 4.12 The submitted report would meet requirements of section (a) i of the condition.
- 4.13 The existing buildings should be assessed for Asbestos containing materials.
- 4.14 Whilst it is agreed with the report that additional ground gas monitoring should be undertaken, it should be noted that in calculating the gas risk category for remedial purposes, the existing worst case data would need to be used i.e. 7.3% CO₂, 17 l/hr flow rate.
- 4.15 In relation to the remedial proposals for garden/ landscaped areas, in addition to requiring that all important soil is independently chemically validated. Would also advocate that deter to dig and geotextile layers are also incorporated within the capping layer for these sensitive site areas.

5.0 Policy Context

Introduction

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

A local finance consideration means—

- (a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown, or
- (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL)

- 5.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for Lewisham comprises the Core Strategy, Development Plan Document (DPD) (adopted in June 2011), those saved policies in the adopted Lewisham UDP (July 2004) that have not been replaced by the Core Strategy and policies in the London Plan (July 2011). The NPPF does not change the legal status of the development plan.

National Planning Policy Framework

- 5.3 The NPPF was published on 27th March 2012 and is a material consideration in the determination of planning applications. It contains at paragraph 14 a 'presumption in favour of sustainable development'. Annex 1 of the NPPF provides guidance on implementation of the NPPF. In summary this states that (paragraph 211), policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the NPPF.

At paragraphs 214 and 215 guidance is given on the weight to be given to policies in the development plan. As the NPPF is now more than 12 months old paragraph 215 comes into effect. This states in part that ‘...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)’ .

- 5.4 Officers have reviewed the Core Strategy and saved UDP policies for consistency with the NPPF and consider there is no issue of significant conflict. As such, full weight can be given to these policies in the decision making process in accordance with paragraphs 211, and 215 of the NPPF.

Other National Guidance

- 5.5 The other relevant national guidance is:

By Design: Urban Design in the Planning System - Towards Better Practice (CABE/DETR 2000)

Planning and Access for Disabled People: A Good Practice Guide (ODPM, March 2003)

Safer Places: The Planning System and Crime Prevention (ODPM, April 2004)

London Plan (July 2011)

- 5.6 The London Plan policies relevant to this application are:

Policy 2.18 Green infrastructure: the network of open and green spaces

Policy 3.1 Ensuring equal life chances for all

Policy 3.2 Improving health and addressing health inequalities

Policy 3.6 Children and young people’s play and informal recreation facilities

Policy 3.16 Protection and enhancement of social infrastructure

Policy 3.17 Health and social care facilities

Policy 3.18 Education facilities

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.7 Renewable energy

Policy 5.8 Innovative energy technologies

Policy 5.9 Overheating and cooling

Policy 5.10 Urban greening

Policy 5.11 Green roofs and development site environs

Policy 5.12 Flood risk management

Policy 5.13 Sustainable drainage

Policy 5.14 Water quality and wastewater Infrastructure

Policy 5.15 Water use and supplies

Policy 5.16 Waste self-sufficiency

Policy 5.17 Waste capacity

Policy 5.18 Construction, excavation and demolition waste

Policy 5.19 Hazardous waste

Policy 5.20 Aggregates

Policy 5.21 Contaminated land

Policy 5.22 Hazardous substances and installations

Policy 6.3 Assessing effects of development on transport capacity

Policy 6.9 Cycling

Policy 6.10 Walking
Policy 6.11 Smoothing traffic flow and tackling congestion
Policy 6.12 Road network capacity
Policy 6.13 Parking
Policy 7.1 Building London's neighbourhoods and communities
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 7.14 Improving air quality
Policy 7.15 Reducing noise and enhancing soundscapes
Policy 7.19 Biodiversity and access to nature
Policy 7.21 Trees and woodlands
Policy 7.22 Land for food

London Plan Supplementary Planning Guidance (SPG)

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

Accessible London: Achieving an Inclusive Environment (2004)
Sustainable Design and Construction (2006)
Planning for Equality and Diversity in London (2007)
East London Green Grid Framework (2008)

Core Strategy

5.8 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the London Plan and the saved policies of the Unitary Development Plan, is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Lewisham Core Strategy as they relate to this application:

Spatial Policy 1 Lewisham Spatial Strategy
Core Strategy Policy 7 Climate change and adapting to the effects
Core Strategy Policy 8 Sustainable design and construction and energy efficiency
Core Strategy Policy 9 Improving local air quality
Core Strategy Policy 12 Open space and environmental assets
Core Strategy Policy 14 Sustainable movement and transport
Core Strategy Policy 15 High quality design for Lewisham
Core Strategy Policy 19 Provision and maintenance of community and recreational facilities
Core Strategy Policy 20 Delivering educational achievements, healthcare provision and promoting healthy lifestyles

Unitary Development Plan (2004)

5.9 The saved policies of the UDP relevant to this application are:

STR URB 1 The Built Environment
URB 3 Urban Design

URB 12 Landscape and Development
URB 13 Trees
ENV.PRO 11 Noise Generating Development
ENV.PRO 12 Light Generating Development
LCE 1 Location of New and Improved Leisure, Community and Education
Facilities
LCE 3 Educational Sites and Playing Fields

Emerging Plans

- 5.10 According to paragraph 216 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to:
- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
 - The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).
- 5.11 The following emerging plans are relevant to this application.

Development Management Plan

- 5.12 The Development Management Local Plan – Further Options Report, is a material planning consideration but is at an early stage of preparation. Public consultation took place during December and January 2013. Therefore, in accordance with the NPPF, the weight decision makers should accord the Further Options Report should reflect the advice in the NPPF paragraph 216.
- 5.13 The following policies are considered to be relevant to this application:

1. Presumption in favour of sustainable development
21. Sustainable design and construction
22. Air quality
23. Openspace and biodiversity
24. Landscaping and trees
25. Noise and vibration
26. Lighting
27. Contaminated land
28. Car parking
29. Urban design and local character
40. Community facilities

6.0 Planning Considerations

- 6.1 The main issues to be considered in respect of this application are:
- a) Principle of Development
 - b) Design
 - c) Highways and Traffic Issues

- d) Impact on Adjoining Properties
- e) Sustainability and Energy
- f) Ecology and Landscaping

Principle of Development

- 6.2 The site is currently vacant, however it has been used as a school since the late 1950's and therefore the redevelopment of the site with a replacement on this site is seen as a suitable use of the land.
- 6.3 As part of the proposal the existing building is proposed to be demolished as it is not fit for the purposes of the new school. The existing building is not considered to be of architectural merit so its loss would be considered acceptable.
- 6.4 The proposed part one, part two-storey building would cover significantly more of the site than the existing building. As much of the site is open following the removal of temporary classrooms the increase in coverage of land is to be expected. The proposal would rationalise the space used creating a building with a "U" shape that would provide landscaping to the front and sides with the main play space at the centre of the site with the school wrapping around it.

Design

- 6.5 The proposed "U" shaped building has been designed with the aim of providing all facilities in one building for the school. Due to the significant changes in level from the south-east end of the site to the north-west end of the site the proposed building has had to respond to this.
- 6.6 While remaining one building, the frontage has been broken down into four parts to provide interest when viewed from the streetscene. Recesses and parts that project further are proposed as well as slight changes to the roof line have been used to add interest to the frontage to try and avoid the view of one long monotonous frontage. The Design Panel raised the possibility of further changes to the roof levels providing more relief. Significant changes to the roof line have not been proposed as the flat roof is proposed to be used for a green roof and photovoltaics to help with the school's energy efficiency and a sufficient level of relief and interest is considered to have been provided with the current design which has been amended since last viewed by the Design Panel.
- 6.7 One type of brick (Mystique) is proposed for the front elevation, however it is proposed to be laid in different ways including horizontally, vertically and with brick ends sticking out to add interest. Coloured glazed tiles are also proposed to add relief to the brick frontage. The main brick to the front of the building has been agreed and secured in advance as it is key to the success of the building. Other materials have been discussed and agreed in terms of type, however, specific colours are to be agreed later and a condition would ensure this occurs.
- 6.8 The landscaping proposed would enhance the frontage of the building ensuring it sits comfortably within the streetscene. Due to the significant change in level on site the landscaping works in the main courtyard would break the vast area up into stepped sections which would also provide different types of play space for various ages. A masterplan has been supplied however a condition requiring further details of landscaping is required to show exactly what is proposed and when.

- 6.9 While some trees are proposed to be removed those around the edge of the site are proposed to be retained which would continue to provide screening between the school and neighbouring properties. Those proposed to be removed in the main part of the site would not be considered to be significant enough so as to warrant a Tree Preservation Order being placed on them. Therefore, while their loss is unfortunate it is considered acceptable with a landscaping condition to ensure suitable replacement landscaping is provided.
- 6.10 Overall, Officers feel that the design of the proposed school would be an acceptable proposal in this location and would not have a negative impact on the character and appearance of the area.

Highways and Traffic Issues

a) Access

- 6.11 The access to the site would be altered to fit with the new design. A new bus drop off and parking area with disabled parking is proposed at the front of the school. As the school has significantly more children dropped off by bus than other schools in the area this feature is vital as it would alleviate potential issues in the street.

c) Cycle Parking

- 6.12 Cycle parking is proposed on site. Due to the pupils that are likely to be attending most will have to be dropped off and picked up and many will do this by coach therefore the number of cycle parking spaces required would be lower than usual. A condition requiring details of the enclosures for cycle parking is proposed to ensure that the spaces provided are suitable for those using them.

d) Car Parking

- 6.13 Only disabled car parking spaces have been provided on site and anyone else wishing to park will have to park in the surrounding streets. A travel plan has been submitted to encourage the use of sustainable methods of transport and considering making an agreement with Sainsbury's in Bell Green that staff can park there for those arriving by car to try to alleviate concerns about pressure on parking. A review of this travel plan once the school is open will furthermore help encourage sustainable modes of transport.

f) Refuse

- 6.14 A refuse storage area is proposed on the south-eastern boundary of the site and would be screened from the street. Limited information was submitted therefore a condition require details of this is recommended.

Impact on Adjoining Properties

- 6.15 The proposed building would be higher than the existing building as it would be up to two-storeys in height rather than just one-storey. The building would also sit quite close to the boundary with neighbouring properties. Concerns were raised at pre-application stage about this and alterations were made to the design to make some parts single-storey and to move some parts further away from the boundary. A sunlight and daylight assessment was submitted with this application, which

showed that the current proposal would not have a detrimental impact of levels of sunlight/daylight to neighbouring properties.

- 6.16 The location and orientation of windows mean that levels of outlook and privacy would be acceptable.
- 6.17 Concerns have been raised by residents about the increased pressure on parking the school will bring. As there is a school in this location currently albeit the site is currently vacant, levels of car parking would not significantly change. A travel plan for the school has been provided and a condition ensuring that this is reviewed once the school is occupied will ensure that the school minimises any impact it may have on parking as much as possible. Therefore while pressure on parking may increase, it is not considered that this would be significant.
- 6.18 As the current use of the site is as a school levels of noise are not expected to differ greatly to when the last school occupied the site and therefore would not have a detrimental impact on neighbours.
- 6.19 Floodlighting is proposed to the MUGA however as only limited details of this have been submitted a condition requiring details of the floodlighting would ensure that suitable lighting that does not have a detrimental impact on neighbours is proposed.

Sustainability and Energy

a) Renewable Energy

- 6.20 A Renewable Energy Options and Assessment and Energy Statement have been submitted which propose using Air Source Heat Pumps (ASHP), Photo Voltaic panels and an efficient boiler. These are proposed to provide a 28% reduction in CO2 which is higher than Building Control standards.

b) Living Roofs

- 6.21 A green living roof is proposed to the north-western and south-eastern roofs. Limited detail of these has been provided therefore a condition requiring further details will ensure that a suitable type is proposed for the area.

c) BREEAM

- 6.22 The BREEAM pre-assessment submitted with the application shows that the proposed scheme would meet BREEAM 'Excellent' as required in Core Strategy Policy 8. It would achieve a score of 70.62%.

Ecology and Landscaping

- 6.23 A landscaping masterplan and tree survey were submitted with the application. The Tree Survey highlights that some of the trees proposed to be felled are in poor health and that their removal in due course would be likely. The hornbeam bush proposed to be removed is in a reasonable condition and its loss would have a small ecological impact. Conditions requiring a detailed Arboricultural Impact Assessment and landscaping strategy would ensure that issues caused to ecology by the removal of the trees and hedges would be overcome.

7.0 Community Infrastructure Levy

7.1 The above development is not CIL liable as it is a school.

8.0 Conclusion

8.1 While significantly larger than the existing building the proposed new building would provide a new ASD school that would meet modern standards as well as enhancing the streetscene when compared to the existing site. Residents have raised concerns including loss of light, loss of privacy and increased pressure on parking and traffic. Officers however consider that none of these issues would have significantly detrimental impact as to warrant a refusal of planning permission.

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

8.3 On balance, Officers consider that new school building would provide a much needed facility that would not have a detrimental impact on the amenities of neighbouring properties and the scheme is therefore considered acceptable.

9.0 Summary of Reasons for Grant of Planning Permission

9.1 It is considered that the proposal is appropriate in terms of its form and design and would not result in material harm to the appearance or character of the surrounding area, or the amenities of neighbouring occupiers. The proposal is thereby in accordance with Policies URB 3 Urban Design; URB 12 Landscape and Development; ENV.PRO 11 Noise Generating Development; ENV.PRO 12 Light Generating Development; LCE 1 Location of New and Improved Leisure, Community and Education Facilities and LCE 3 Educational Sites and Playing Fields in the adopted Unitary Development Plan (July 2004) and Policies Spatial Policy 1 Lewisham Spatial Strategy; Core Strategy Policy 7 Climate change and adapting to the effects; Core Strategy Policy 8 Sustainable design and construction and energy efficiency; Core Strategy Policy 15 High quality design for Lewisham and Core Strategy Policy 20 Delivering educational achievements, healthcare provision and promoting healthy lifestyles in the adopted Core Strategy (June 2011).

10.0 RECOMMENDATION GRANT PERMISSION subject to the following conditions:-

- (1) (a) No development (including demolition of existing buildings and structures) shall commence until each of the following have been complied with:
 - (i) A desk top study and site assessment to survey and characterise the nature and extent of contamination and its effect (whether on or off-site) and a conceptual site model have been submitted to and approved in writing by the local planning authority.
 - (ii) A site investigation report to characterise and risk assess the site which shall include the gas, hydrological and contamination status, specifying rationale; and recommendations for treatment

for contamination encountered (whether by remedial works or not) has been submitted to and approved in writing by the Council.

(iii) the required remediation scheme implemented in full.

(b) If during any works on the site contamination is encountered which has not previously been identified ("the new contamination") the Council shall be notified immediately and the terms of paragraph (a), shall apply to the new contamination. No further works shall take place on that part of the site or adjacent areas affected, until the requirements of paragraph (a) have been complied with in relation to the new contamination.

(c) The development shall not be occupied until:

A closure report has been submitted to and approved in writing by the Council.

This shall include verification of all measures, or treatments as required in (Section (a) i & ii) and relevant correspondence (including other regulating authorities and stakeholders involved with the remediation works) to verify compliance requirements, necessary for the remediation of the site have been implemented in full.

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

- (2)
- (i) No development shall commence on site until a local labour strategy has been submitted to and approved in writing by the local planning authority. The strategy shall include (but is not limited to):
 - (a) Proposals to achieve a target of fifty per cent (50%) local people and local businesses as employees contractors and sub-contractors during the construction of the Development
 - (b) A commitment to working with the local planning authority's local labour and business coordinator.
 - (c) Routes to employment, including direct access to employment opportunities at the development and addressing wider barriers to employment.
 - (d) Early warnings within the local planning authority's area of contracts to be let at the development.
 - (e) The number and type of jobs to be created and the skill requirements in relation to those jobs.

- (f) Recommended training routes to secure jobs.
- (g) Proposals to encourage diversity in the workforce.
- (h) Measures to encourage local businesses to apply for work in relation to the development.
- (i) Training opportunities and employment advice or programmes and employment and training brokerage arrangements.
- (j) Provision of opportunities for modern apprenticeships including the number and type of apprenticeships available.
- (k) Provision of opportunities for school leavers, older people and those who have been out of work for a long period.
- (l) Provision of work experience for local people during the construction of the development including the number of weeks available and associated trades.
- (m) Provision of childcare and employee assistance to improve working environments.
- (n) Interview arrangements for jobs.
- (o) Arrangements for working with schools and colleges.
- (p) Measures to encourage local people into end use jobs.
- (q) Targets for monitoring the effectiveness of the strategy including but not limited to the submission of monitoring information to the local planning authority on a monthly basis giving details of:
 - (i) the percentage of the on-site workforce which are drawn from persons whose normal residence is within the Lewisham borough;
 - (ii) social and demographic information of all contractors, sub contractors, agents, and employers engaged to undertake the construction of the development;
 - (iii) number of days of work experience provided; and
 - (iv) number of apprenticeships provided.
- (ii) The strategy approved by the local planning authority under part (i) shall be implemented in its entirety and distributed to all contractors, sub-contractors, agents and employers engaged in the construction of the development.
- (iii) Within three months of development commencing and quarterly thereafter until the development is complete, evidence shall be submitted to demonstrate compliance with the approved strategy and monitoring information submitted to the local planning authority in writing, giving the social and demographic

information of all contractors, sub-contractors, agents and employers engaged to undertake the construction of the development.

- (3) No development shall commence on site until such time as a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover:
 - (a) Dust mitigation measures.
 - (b) The location and operation of plant and wheel washing facilities.
 - (c) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process
 - (d) Details of construction traffic movements including cumulative impacts which 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 related activity
 - (iii) Measures to deal with safe pedestrian movement
 - (e) Security Management (to minimise risks to unauthorised personnel).
 - (f) Details of the training of site operatives to follow the Construction Management Plan requirements.
- (4)
 - (i) No development shall commence on site until drawings showing hard landscaping of any part of the site not occupied by buildings (including details of the permeability of hard surfaces) have been submitted and approved in writing by the local planning authority.
 - (ii) All hard landscaping works which form part of the approved scheme under part (i) shall be completed prior to occupation of the development.
- (5)
 - (i) A scheme of soft landscaping (including details of any trees or hedges to be retained and proposed plant numbers, species, location and size of trees and tree pits) and details of the management and maintenance of the landscaping for a period of five years shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.
 - (ii) 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 (i). 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.

- (6)
 - (i) Details of the living roofs shall be submitted to and approved in writing by the local planning authority prior to the construction of the above ground works. The development shall be constructed with a biodiversity living roof laid out in accordance with the approved plans and maintained thereafter
 - (ii) The living roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.
 - (iii) Evidence that the roof has been installed in accordance with (i) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.
- (7) No development shall commence on site until a detailed schedule and samples of all external materials and finishes/windows and external doors/roof coverings to be used on the building have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- (8) The front (south-eastern) and side (north-eastern and south-western) elevations shall be constructed in Mystique brickwork as per the Design and Access Statement.
- (9)
 - (i) No development shall take place until a full Arboricultural Implication Study (AIS) has been submitted to and approved in writing by the local planning authority. Such study shall consider the exact relationship between the proposed development and any existing trees on the site, in line with the recommendations of BS 5837: 1991 (Code of Practice for Trees in Relation to Construction).

The AIS should include collection of all data on all trees on the site, with reference to the British Standard and assess all interfaces between the development and trees, their root zones and their crowns and branches, i.e.:-

- Protection of trees within total exclusion zones;
- The location and type of protective fencing;
- The location of the main sewerage and water services in relation to trees;
- The location of all other underground services, i.e. gas, electricity and telecommunications;
- The locations of roads, pathways, parking and other hard surfaces in relation to tree root zones;
- Provision of design and engineering solutions to the above, for example, thrust boring for service runs; the use of porous surfaces for roads etc. and the remedial work to maintain tree health such as irrigation and fertilisation systems; the use of geotextile membranes to control root spread;

- Suggested locations for the site compound, office, parking and site access;
 - The replacement planting necessary to compensate for any necessary losses
- (ii) Drawings should also be submitted to show the location of any protective fencing, site compounds, means of access etc. and the study should contain a method statement for arboricultural works which would apply to the site.
- (iii) The development shall be implemented in accordance with the approved AIS.
- (10) (i) Details of the proposed boundary treatments including any gates, walls or fences shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works
- (ii) The approved boundary treatments shall be implemented prior to occupation of the buildings and retained in perpetuity.
- (11) (i) The buildings hereby approved shall achieve a minimum BREEAM Rating of 'Excellent'.
- (ii) No development shall commence until a Design Stage Certificate for each building (prepared by a Building Research Establishment qualified Assessor) has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (i).
- (iii) Within 3 months of occupation of any of the buildings, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Building Research Establishment qualified Assessor) to demonstrate full compliance with part (i) for that specific building.
- (12) (i) Prior to occupation of the development a scheme for any external lighting that is to be installed at the site, including measures to prevent light spillage shall be submitted to and approved in writing by the local planning authority.
- (ii) Any such external lighting as approved under part (i) shall be installed in accordance with the approved drawings and such directional hoods shall be retained permanently.
- (iii) The applicant should demonstrate that the proposed lighting is the minimum needed for security and working purposes and that the proposals minimise pollution from glare and spillage.
- (13) (i) 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.

- (ii) 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.
 - (iii) 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.
- (14)
- (i) No part of the development hereby approved shall be occupied until such time as a user's Travel Plan, in accordance with Transport for London's document 'Travel Planning for New Development in London' has been submitted to and approved in writing by the local planning authority. The development shall operate in full accordance with all measures identified within the Travel Plan from first occupation.
 - (ii) The Travel Plan shall specify initiatives to be 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.
 - (iii) Within the timeframe specified by (i) and (ii), evidence shall be submitted to demonstrate compliance with the monitoring and review mechanisms agreed under parts (i) and (ii)
- (15)
- (i) A minimum of 12 secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved.
 - (ii) No development shall commence on site until the full details of the cycle parking facilities have been submitted to and approved in writing by the local planning authority.
 - (iii) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.
- (16)
- (i) No development shall commence on site until details of proposals for the storage of refuse and recycling facilities for the school hereby approved, have been submitted to and approved in writing by the local planning authority.
 - (ii) The facilities as approved under part (i) shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained.

Reasons

- (1) 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 Saved Policy ENV.PRO 10 Contaminated Land in the Unitary Development Plan (July 2004).
- (2) In order that the local planning authority may be satisfied that the development makes appropriate provision for local labour and delivers jobs

to supports sustainable development in accordance with the National Planning Policy Framework (2012) and to comply with Core Strategy Policy 21 Planning Obligations in the Core Strategy (2011).

- (3) In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Saved Policies ENV.PRO 9 Potentially Polluting Uses and HSG 4 Residential Amenity in the Unitary Development Plan (July 2004).
- (4) 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 (2011), Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Saved Policies URB 3 Urban Design and URB 12 Landscape and Development of the Unitary Development Plan (July 2004).
- (5) 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 Saved Policies URB 3 Urban Design, URB 12 Landscape and Development and URB 13 Trees in the Unitary Development Plan (July 2004).
- (6) To comply with Policies 5.10 Urban greening, 5.11 Green roofs and development site environs, 5.12 Flood risk management, 5.13 Sustainable Drainage and 7.19 Biodiversity and access to nature conservation in the London Plan (2011) and Core Strategy Policy 10 managing and reducing flood risk and Core Strategy Policy 12 Open space and environmental assets.
- (7) To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Saved Policy URB 3 Urban Design in the Unitary Development Plan (July 2004).
- (8) To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Saved Policy URB 3 Urban Design in the Unitary Development Plan (July 2004).
- (9) To safeguard the health and safety of trees during building operations and the visual amenities of the area generally and to comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011) and Saved Policies URB 3 Urban Design, URB 12 Landscape and Development and URB 13 Trees in the Unitary Development Plan (July 2004).
- (10) To ensure that the boundary treatment is of adequate design in the interests of visual and residential amenity and to comply with Saved Policies URB 3 Urban Design and URB Residential Amenity in the Unitary Development Plan (July 2004) and Policy 15 High quality design for Lewisham of the Core Strategy (June 2011).

- (11) To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan (2011) and Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).
- (12) 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 Saved Policies ENV.PRO 12 Light Generating Development and HSG 4 Residential Amenity in the Unitary Development Plan (July 2004).
- (13) In order to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).
- (14) 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).
- (15) In order to ensure adequate provision for cycle parking and to comply with Policy 14: Sustainable movement and transport of the Core Strategy (2011).
- (16) 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 Saved Policies URB 3 Urban Design and HSG4 Residential Amenity in the Unitary Development Plan (July 2004) and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

INFORMATIVE

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, pre-application advice was sought and advice was given regarding the proposal being unacceptable. Discussion took place in trying to find a solution and resolution was reached.