

Conditions

Time Limit of Permission

- 1) a) The development of the Highway Infrastructure Works, Bus Layover Works, River Alteration Works and Building Block F, as approved under this permission, must be begun not later than the expiration of 10 years beginning with the date of the grant of this planning permission;
- (b) Applications for approval of Reserved Matters in respect of any Phase must be made not later than the expiration of 10 years beginning with the date of the grant of this planning permission and the development of such Phase must be begun not later than the expiration of 2 years from the final approval of the Reserved Matters in respect of that Phase or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990. A longer period for submission of Reserved Matters than that specified in the said section is considered appropriate because of the scale and timescale of the development.

Reserved Matters/Details

- 2) No Phase of the development shall be commenced until layouts, plans/sections, elevations and other supporting material detailing:
 - (i) siting of the buildings and other structures;
 - (ii) design of the buildings (including floor areas, height and massing);
 - (iii) external appearance (including samples of the materials and finishes to be used for all external surfaces and including but not limited to roofs, elevation treatment, glazing);
 - (iv) landscaping of all public and other areas. In each case relevant to that Phase have been submitted to and approved in writing by the local planning authority, save that this Condition shall not require the submission of details in relation to matters already approved under this permission as referred to in conditions 4, 5 and 6. Unless otherwise agreed in writing by the local planning authority, the development shall in all aspects be carried out in accordance with the details approved under this Condition 2.

Reason: In order that the local planning authority is satisfied that the details of the proposed development are in accordance with the Development Specification and in general accordance with the Design Strategy and the Design Framework.

- 3) No Phase of the development shall be commenced until details of the following matters in respect of that Phase have been submitted to and approved in writing by the local planning authority:
 - (i) on-site vehicle servicing and parking;
 - (ii) internal footpath layout, including all surface treatments;
 - (iii) hard and soft landscaping and planting

- (iv) site boundary treatments
- (v) foul and surface water drainage, including on site and off site connections/improvements;

The development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In order that the local planning authority is satisfied with the details of the proposed development.

- 4) The Highway Infrastructure Works and River Alteration Works shall be in accordance with the scheme shown in drawings 13902/200/10/01P9, 02P3, 03P3, 04P3 & 05P3 and 13902/270/001P5, 002P4, 003P5, 004P5, 005P5 & 008P2 approved under this permission, unless otherwise agreed in writing by the local planning authority in consultation with the Environment Agency.

Reason: To ensure the satisfactory implementation of the planning permission.

- 5) The means of access to the site shall be in accordance with the details shown on drawing 13902/200/10/01P9 approved under this permission.

Reason: To ensure the satisfactory implementation of the planning permission.

- 6) Prior to the commencement of Phase 2 a scheme for the landscape works within and treatment of the surroundings of the land to the east of Lewisham High Street (Block F) shall be submitted to and approved in writing by the local planning authority. Such a scheme shall include (where appropriate to the Phase in question):

- a) the position and spread of all existing trees to be retained and/or removed;
- b) new tree and shrub planting including species, plant sizes and planting densities
- c) means of planting, staking and tying of trees, including tree guards;
- d) areas of hard landscape works including paving and details, including samples, of proposed materials;
- e) details of the treatment of the external boundary of the site;
- f) details of how the proposed landscaping scheme will contribute to wildlife habitat;
- g) where the Phase encompasses rivers, planting with particular focus on the entrance and exit of culverts and the river buffer zones;
- h) timescales for implementation; and
- i) a management plan for future maintenance of landscaped areas.

The landscape works for each Phase shall be completed in accordance with the approved details including the timescales approved under para (h) of this condition.

Reason: To ensure a satisfactory development that enhances the visual amenity of the locality and to comply with Policies URB 3 Urban Design and URB 12 Landscape and Development in the adopted Unitary Development Plan

(July 2004) and further, in relation to Condition 26 (i), to protect, restore or replace natural features of importance within or adjoining the watercourses.

- 7) No development other than demolition shall be commenced and no Reserved Matters applications shall be submitted until a Design Framework for the site has been submitted to and approved in writing by the local planning authority. All Reserved Matters applications shall be in general accordance with the approved Design Framework, unless otherwise agreed in writing by the local planning authority.

Reason: In order that the local planning authority is satisfied with the details of the proposed development.

- 8) No construction of any building within the development shall be commenced until full details of access arrangements for or serving that building for people with disabilities have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved access details which shall, unless otherwise agreed in writing by the local planning authority, be carried out prior to occupation of any building within the relevant Phase.

Reason: To facilitate accessibility and movement by those with mobility difficulties.

Scheme Parameters

- 9) Subject to condition 10 and unless otherwise agreed in writing by the local planning authority, the development shall be carried out in accordance with the Parameter Plans (AA5575-2001, 2002, 2003, 2004, 2005, 2006, 2007 & 2008) and all Reserved Matters applications shall accord with the Parameter Plans.

Reason: In order to ensure that the development is carried out satisfactorily and accords with the parameters which have been subject to Environmental Impact Assessment.

- 10) No request for approval of any deviation from the Parameter Plans shall be made under condition 9 unless it is demonstrated that the deviation: (a) Is not likely to give rise to any new or different significant environmental effects, compared with the development approved under this planning permission and as assessed in the Environmental Statement; or (b) Will not have the effect of changing the scope, scale or other parameters of the development set out in the Development Specification.

Reason: In order to ensure that the development is carried out satisfactorily and accords with the parameters which have been subject to Environmental Impact Assessment.

- 11) The detailed design of Blocks C, D1, D2 and E including their height, massing and form shall be in general accordance with the Amended Illustrative Scheme

proposed in Figures 5.17 and 5.18 of the Design and Access Statement September 2016.

Reason: To ensure a high design quality in compliance with Policy 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.

Phasing

- 12) No Reserved Matters application shall be submitted until details of the phasing of the development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved phasing, unless otherwise agreed in writing by the local planning authority.

Reason: The local planning authority need to be satisfied that development of the site is undertaken in a coherent and comprehensive manner and that the development takes place within a reasonable timescale, for the benefit of future occupiers and other residents of the area.

Land Uses

- 13) The total built floorspace for the development shall not exceed 100,000 square metres (Gross External Area) and the maximum permitted floorspace for each use granted by this permission shall be (all figures Gross External Area):
- up to 79,475m² residential (C3)
 - up to 8250 m² shops, financial & professional services (A1, A2, A3 & A4)
 - up to 4,600 m² leisure (D2)
 - up to 5,850m² hotel (C1)
 - up to 1,000 m² hot food takeaways (A5)
 - up to 825m² non-residential institutions (D1)
 - up to 200 m² bus layover building and up to 100 m² bus facilities office (sui generis).

Reason: The development of the site has been the subject of an Environmental Impact Assessment which has been taken into account by the local planning authority in determining the application and any alteration to the scheme content may have an impact which has not been assessed by that process.

Restrictions on Use

- 14) Not more than 2,000m² (Gross External Area) shall be provided for Class A2 purposes, unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure the development contributes to improving the vitality and viability of the town centre as a major retail centre.

- 15) Not more than 1,500m² (Gross External Area) of the Class D2 floorspace shall be used for purposes other than a cinema unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure the development contributes to improving the vitality and viability of the town centre.

Residential Amenity

- 16) Save in respect of the floorspace within any building which is used for the Bus Facilities Office, no part of the Class D1, D2, A1, A2, A3, A4, A5 or B1 floorspace provided within the development shall be open for customer business between the hours of 24.00 and 07.00, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the proposed development does not prejudice the enjoyment of their properties by residents within the development and neighbouring occupiers and to comply with Policies ENV.PRO 11 Noise Generating Development, HSG 4 Residential Amenity and STC 9 Restaurants, A3 Uses and Take Away Hot Food Shops in the adopted Unitary Development Plan (July 2004).

- 17) The Bus Facilities Office shall not open for customer business until the opening hours for such Bus Facilities Office have been agreed in writing by the local planning authority. Thereafter, the Bus Facilities Office shall not open for customer business outside the agreed opening hours, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the proposed development does not prejudice the enjoyment of their properties by residents within the development and neighbouring occupiers and to comply with Policies ENV.PRO 11 Noise Generating Development and HSG 4 Residential Amenity in the adopted Unitary Development Plan (July 2004).

- 18) Details of the design of the basement car-parking areas (including normal and emergency access/egress to/from them) within each Phase, shall be submitted to and approved in writing by the local planning authority prior to the commencement of development within that Phase. Such details shall include ventilation of the basement areas, including the location of outlets and measures to attenuate noise and limit other airborne pollution to nearby sensitive receptors, particularly residents, to acceptable levels. The basement areas shall be constructed in accordance with the approved details and each basement area shall, unless otherwise agreed in writing by the local planning authority, be completed prior to occupation of the building of which it forms part.

Reason: To safeguard users and the amenities of occupiers of properties within the vicinity of the car-park area and to accord with Policy HSG 5 Layout and Design of New Residential Development in the adopted Unitary Development Plan (July 2004).

- 19) The rating level of the noise emitted from all fixed plant and premises shall be 5dB below the existing background level at any time, determined at the façade of the nearest noise sensitive residential dwelling. No Phase of the development shall be commenced until a scheme (accompanied by measurements and assessments in accordance with BS4142:1997) identifying how the rating level is to be achieved and subsequently maintained for that Phase have been submitted to and approved in writing by the local planning authority. No Phase of the development shall be occupied until the approved mitigation measures for that Phase have been carried out. Thereafter the mitigation measures for that Phase shall be maintained in accordance with the approved scheme, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the amenities of residents and other occupiers in and around the site and to comply with Policy HSG 4 Residential Amenity in the adopted Unitary Development Plan (July 2004) and to ensure any impacts arising from the proposed development (and any measures required to mitigate those impacts) are consistent with those identified in the Environmental Statement accompanying the application.

- 20) No Phase of the development shall be commenced until a scheme for the insulation of residential units (within that Phase) against external noise in accordance with the Building Regulations 2000 Approved Document F Means of Ventilation is submitted to and approved in writing by the local planning authority that when implemented will, unless otherwise agreed in writing by the local planning authority, achieve noise levels not exceeding 30dB LAeq,8 hrs (night) for bedrooms and 35dB LAeq,16 hrs (day) for other habitable rooms, together with details in relation to the subsequent maintenance of such insulation. Noise levels are to be achieved with windows shut and other means of background ventilation. No part of a building shall be occupied until the approved sound insulation scheme has been implemented in relation to that part of the building. Thereafter, the sound insulation scheme shall be maintained in accordance with the approved scheme, unless otherwise agreed in writing with the local planning authority.

Reason: To safeguard the amenities of residents and to comply with Policy HSG 4 Residential Amenity in the adopted Unitary Development Plan (July 2004), and to ensure any impacts arising from the proposed development (and any measures required to mitigate those impacts) are consistent with those identified in the Environmental Statement accompanying the application

Residential Amenity Space

- 21) No Phase of the development shall be commenced until details of the configuration and extent of the provision of communal and/or private residential amenity space, including the provision of children's play space, within that Phase have been submitted to and approved in writing by the local planning authority. Such details shall also include a timetable for provision of such communal and/or private residential amenity space and children's play space by reference to levels of occupation of buildings within the Phase in question

and unless otherwise agreed in writing by the local planning authority, the level of occupation as identified in the approved timetable shall not be exceeded until the communal and/or private residential amenity space associated with such building has been completed in accordance with the approved details.

Reason: In order to ensure the appropriate provision of communal and/or private residential open space and to comply with Policies HSG 5 Layout and Design of New Residential Development and HSG 7 Gardens in the adopted Unitary Development Plan (July 2004).

Lighting

- 22) No Phase of the development shall be commenced until full details of lighting and external illumination for that Phase have been submitted to and approved in writing by the local planning authority. Lighting design will comply with the current and relevant CIBSE guides and BS codes. The details shall be accompanied by a programme for installation of the lighting and external illumination by reference to the occupation of buildings within the relevant Phase and unless otherwise agreed in writing by the local planning authority, the level of occupation of any building as identified in the approved timetable shall not be exceeded until all relevant lighting and external illumination (or the relevant part of it) associated with such building has been installed in accordance with the approved details.

Reason: In order to safeguard the general amenities of the local area and to accord with Policies HSG 4 Residential Amenity and HSG 5 Layout and Design of New Residential Development in the adopted Unitary Development Plan (July 2004) and to control light pollution of the night sky.

Microclimate

- 23) The development shall be designed using the Lawson Criteria for Distress and Comfort as a guide to the appropriate minimum level of amenity that needs to be achieved and this shall be reflected in all Reserved Matters applications.

Reason: In order to ensure a suitable environment for visitors and residents and to accord with Policy HSG 5 Layout and Design of New Residential Development in the adopted Unitary Development Plan (July 2004) and to ensure that any environmental impacts of the development do not exceed those assessed and taken into account by the local planning authority when determining the planning application.

- 24) All applications for Reserved Matters for any Phase shall be accompanied by details (for approval) of the measures to achieve appropriate minimum levels of amenity within that Phase, the site as a whole and other locations referred to in the Environmental Statement, in accordance with Condition 23. No part of the Phase shall be occupied until the approved measures have been carried out in relation to that Phase in accordance with the approved details. Thereafter, the approved measures shall be maintained in accordance with the

approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure a suitable environment for visitors and residents and to accord with Policy HSG 5 Layout and Design of New Residential Development in the adopted Unitary Development Plan (July 2004) and to ensure that any environmental impacts of the development do not exceed those assessed and taken into account by the local planning authority when determining the planning application.

Movement

- 25) The site shall not be serviced other than by 10m rigid vehicles or smaller, and no 10m rigid vehicles shall service the development or any part of it between 0700 to 1000 hours and 1600 to 1900 hours, Monday to Friday, unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure the efficient operation of the road network in compliance with Policy TRN 9 Shopping Areas in the adopted Unitary Development Plan (July 2004).

- 26) The detailed layout of all buildings at ground level shall be modelled and designed to ensure that a reasonably acceptable walking space is achieved throughout the site based on an assessment of GEHL levels of pedestrian flow and all Reserved Matters applications shall be accompanied by a statement demonstrating how the design accords with these requirements and that pavement width does not prejudice safe pedestrian flow.

Reason: In order to ensure the safety and comfort of pedestrians.

- 27) No Phase of the development shall be commenced until details of the provision for cycle parking for residents, visitors and people working within that Phase, including the numbers, type of cycle stands and their location for buildings within that Phase have been submitted to and approved in writing by the local planning authority. The cycle parking and cycle stands shall be provided in accordance with the approved details prior to occupation of the relevant building and shall be permanently retained for such purposes, unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure that an adequate provision is made for cycle users in accordance with the strategy submitted by the applicant and to accord with Policies TRN 14 Cycle Parking and TRN 15 Provision for Cyclists and Walkers in the adopted Unitary Development Plan (July 2004).

Archaeology and Cultural Heritage

- 28) Prior to commencement (including demolition) of any Phase of the development (including infrastructure works), the developer shall submit to the local planning authority for approval a strategy to afford access at all reasonable times to the site of that Phase by archaeologist(s) nominated by the local planning authority

and allow them to observe the excavations and record items of interest and finds. The strategy shall be implemented and complied with as approved.

Reason: In order to safeguard the archaeological assets of the site and to comply with Policy URB 21 Archaeology in the adopted Unitary Development Plan (July 2004).

Ecology

- 29) No Phase of the development shall be commenced until details (including location, design, dimensions, materials and timescales for completion) of green and brown roofs for that Phase have been submitted to and approved in writing by the local planning authority. The green and brown roofs required by this Condition shall be completed in accordance with the approved details and within the approved timescales.

Reason: To ensure that the development is carried out in accordance with mitigation measures identified in the Environmental Statement and comply with Policy OS 13 Nature Conservation in the adopted Unitary Development Plan (July 2004).

Landscape

- 30) Prior to the commencement of each Phase (excluding demolition works) a scheme for the landscape works within and treatment of the surroundings of that Phase (including both public and private areas of open space and, as appropriate, incorporating any noise impact mitigation measures) shall be submitted to and approved in writing by the local planning authority. Such a scheme shall include (where appropriate to the Phase in question):
- a) the position and spread of all existing trees to be retained and/or removed;
 - b) new tree and shrub planting including species, plant sizes and planting densities
 - c) means of planting, staking and tying of trees, including tree guards;
 - d) areas of hard landscape works including paving and details, including samples, of proposed materials;
 - e) details of the treatment of the external boundary of the site;
 - f) details of how the proposed landscaping scheme will contribute to wildlife habitat;
 - g) where the Phase encompasses rivers, planting with particular focus on the entrance and exit of culverts and the river buffer zones;
 - h) timescales for implementation; and
 - i) a management plan for future maintenance of landscaped areas.

The landscape works for each Phase shall be completed in accordance with the approved details including the timescales approved under para (h) of this condition.

Reason: To ensure a satisfactory development that enhances the visual amenity of the locality and to comply with Policies URB 3 Urban Design and URB 12 Landscape and Development in the adopted Unitary Development Plan

(July 2004) and further, in relation to Condition 26 (i), to protect, restore or replace natural features of importance within or adjoining the watercourses.

- 31) Any trees, shrubs, plants or grassed areas which are removed or damaged, or which die or become diseased within 5 years following the date of planting shall be replaced within the next planting season with planting of similar species and size. Unless otherwise agreed in writing by the local planning authority, all landscaping shall be maintained 30.

Reason: To ensure a satisfactory appearance and setting for the proposed development and to ensure that it enhances the visual amenity of the area and to comply with Policies URB 3 Urban Design and URB 12 Landscape and Development in the adopted Unitary Development Plan (July 2004).

Construction: Code of Construction Practice

- 32) The development (including demolition) shall not be commenced until a Code of Construction Practice and a Construction Method Statement (CCP&CMS) for the entire site and details specific to each Phase have been submitted to and approved in writing by the local planning authority. The CCP&CMS shall include arrangements obliging the applicant, or developer and their respective contractors to use all reasonable endeavours to minimise disturbances including, but not limited to noise, vibration, dust and smoke emanating from the site including from construction vehicles. The development shall be carried out in accordance with the approved CCP&CMS, unless otherwise agreed in writing by the local planning authority. Reason: To limit the detrimental effect of demolition and construction works on adjoining residential occupiers by reason of noise and disturbance.
- 33) No Phase of the development shall be commenced until defined access routes to the site for all vehicular modes relating to the demolition and construction for that Phase of the development (including delivery of materials/removal of waste) have been submitted to and approved in writing by local planning authority for that part of the development. Such details shall be implemented in accordance with the approved details unless otherwise agreed in writing with the local planning authority. Reason: To ensure the appropriate routing of construction traffic to safeguard the amenity of local residents and to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.
- 34) No Phase of the development (including demolition) shall be commenced until details of the Air Pollution Risk Assessment (APRA) for the entire site and details specific to the relevant Phase of the development have been submitted to and approved in writing by the local planning authority. The APRA shall include arrangements obliging the applicant, or developer and their respective contractors to implement the monitoring and control measures that correspond to the risk rating for the site for that Phase. The APRA shall be carried out in accordance with the London Best Practice Guide: The Control of Dust and Emissions from Construction and Demolition (published in November 2006).

Reason: To limit the detrimental effect of demolition and construction works on adjoining residential occupiers by reason of air pollution.

Hydrology and Water Resources

- 35) The proposed measures set out in the Flood Risk Assessment submitted with the application for any Phase shall be implemented in full prior to commencement of the relevant Phase of the development.

Reason: In order to ensure that appropriate flood attenuation measures are implemented including the incorporation of Sustainable Urban Drainage measures as set out in the Environmental Statement in full and to safeguard occupiers of the site and surrounding areas/

- 36) Details of finished floor levels for all buildings within each Phase shall be submitted to and approved in writing by the local planning authority before development within that Phase commences. Each Phase shall be carried out in accordance with the approved details.

Reason: To reduce the risk of flooding to property.

- 37) Details of all ground levels and crest levels adjacent to the rivers within the site shall be submitted to and approved in writing by the local planning authority before the development is commenced.

Reason: To minimise the risk of flooding.

- 38) Prior to commencement of the development, a detailed scheme for the maintenance and renewal of the river bed and banks, including the enhancement of the riverside, (and culverts and newly formed channels) as stated within the Environmental Statement and associated drawings, shall be submitted to and approved in writing by the local planning authority. The scheme will include the design, method of construction, dimensions and materials and measures for the control of pollution and of invasive plant species. The scheme shall be implemented as approved. Reason: To protect and enhance the ecological value of the Rivers Ravensbourne and Quaggy and to ensure adequate construction method statements are submitted and suitable long term maintenance agreements put in place.

- 39) Prior to commencement of development, a detailed scheme for the monitoring (both pre and post development and including timescales for such monitoring and the submission of results to the local planning authority) of ecological enhancements within the river channels shall be submitted to and approved by the local planning authority. The scheme shall be implemented as approved and all monitoring results shall be submitted to the local planning authority in writing in accordance with the approved timescales.

Reason: To quantify the ecological outcomes of the proposed scheme, monitor the ecology of the existing and restored river habitats in the proposed

development and to assess any changes from the existing situation and the success of the proposed environmental enhancements to the river channels.

- 40) There shall be no light spill into the watercourses and the adjacent river corridor habitat. To achieve this and to comply with sustainability, all external artificial lighting shall be directional and focused with cowlings to external light sources in close proximity to the river corridor.

Reason: External artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using/inhabiting the river and its corridor habitat.

- 41) The development shall not be commenced until details of surface water source control measures for the development have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details, unless otherwise agreed in writing with the local planning authority.

Reason: To prevent pollution of the water environment and increased risk of flooding.

Site Contamination

- 42) No Phase of the development (including demolition) shall be commenced until each of the following have occurred: (i) an on-site investigation has been carried out to survey and assess the extent and effect (on-site and possible migration) of potential contamination for that Phase; and (ii) a report comprising the results of that site investigation and recommendations for treatment of any contamination (whether by remedial works or not) for that Phase and the development as a whole has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the local planning authority may be satisfied that any site contamination is remedied in view of the historical use(s) of the site, which may have included industrial processes.

- 43) If during the carrying out of any works at the site contamination is encountered which has not previously been identified ("the new contamination"), then Condition 42 shall apply to the new contamination and no further development shall take place until the requirements of Condition 42 have been complied with in relation to the new contamination.

Reason: To ensure that the local planning authority may be satisfied that any site contamination is remedied in view of the historical use(s) of the site, which may have included industrial processes.

- 44) No Phase of the development shall be occupied until: (i) all measures or treatments for any Phase identified in the report approved under Condition 42 have been implemented for that Phase; and (ii) a report ("closure report") for that Phase has been submitted to and approved in writing by the local planning authority. 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 local planning authority) and any post-remediation sampling, that has been carried out.

Reason: To ensure that the local planning authority may be satisfied that any site contamination is remedied in view of the historical use(s) of the site, which may have included industrial processes.

Waste

- 45) The development shall not be commenced until details of a site-wide Waste Strategy (including, without limitation, long term objectives, management responsibilities and measures for each Phase or part thereof) have been submitted to and approved in writing by the local planning authority. All measures for each Phase of the development shall be implemented in strict accordance with the approved Waste Strategy. Unless otherwise agreed in writing by the local planning authority, no Phase of the development shall be commenced until the approved measures for any previous Phase have been completed. In the case of the final Phase of development, the approved measures shall be implemented within 12 months of completion of that Phase, unless otherwise agreed in writing by the local planning authority.

Reason: To minimise and manage the production of waste during the operation of the development.

Sustainability and Energy

- 46) Reserved Matters applications in respect of the design of each Phase of the development or part thereof, shall be accompanied by an Independent Sustainability Assessment for that Phase in accordance with the Building Research Establishment guidelines, on an individual building or land-use basis. Residential units within the development are to achieve at least an indicative Code for Sustainable Homes Level 3 rating, a BREEAM 'Very Good' rating for offices or BREEAM equivalent relevant to the building typology on these design stage assessments.

Reason: To provide an independent assessment of the standards of sustainable development to be achieved by the scheme.

- 47) No residential unit within the development shall be occupied until a "Post-Construction Review" completed in accordance with BRE guidelines for that residential unit and any other part of the development which has been completed and is ready for occupation has been submitted to the local planning authority to ensure at least a Code for Sustainable Homes Level 3 rating was achieved for that residential unit, a BREEAM 'Very Good' rating for offices or BREEAM equivalent relevant to the building typology for any other part of the development.

Reason: To ensure enforceability of conditions and obligations by verifying the standards and measures achieved on-site.

- 48) Details of flood risk protection measures, including finished floor levels, internal and external safety features and finished floor levels for all blocks within Phase 2 shall be submitted as part of the Reserved Matters application for the relevant block.

Reason: To minimise the risk of flooding.

- 49) Details of blue badge parking to be provided as part of phase 2 shall be submitted as part of the first Reserved Matters application relating to this phase.

Reason: To ensure a satisfactory level of accessible parking is provided and to comply with Policy DM29 Car Parking in the adopted Development Management Local Plan (November 2014)

- 50) Details of the landscaping proposed for land previously designated for block F are to be provided as part of phase 2 shall be submitted as part of the first Reserved Matters application relating to this phase.

Reason: To ensure a satisfactory development that enhances the visual amenity of the locality and to comply with Policy DM30 3 Urban Design and local character in the adopted Development Management Local Plan (November 2014)

Standard Informative

Reason for Grant of Planning Permission

The decision to grant planning permission has been taken, having regard to the policies and proposals in the London Plan and the development plan for Lewisham comprises the Core Strategy, the Development Management Local Plan, the Site Allocations Local Plan, the Lewisham Town Centre Local Plan, and the London Plan and all relevant material considerations, including comments received in response to third party consultation.

The application was granted for the following reasons:

The Local Planning Authority has considered the particular circumstances of the application against relevant planning policy set out in

The development plan for Lewisham comprises the Core Strategy, the Development Management Local Plan, the Site Allocations Local Plan, the Lewisham Town Centre Local Plan, and the London Plan. and Government Planning Policy Guidance Statements, and all other material considerations including the obligations that are to be entered into in the planning agreement in connection with the development and the conditions to be imposed on the permission. The Local Planning Authority considers that:

The site is an appropriate location for a high density mixed use development in accordance with London Plan policy.