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| Committee | PLANNING COMMITTEE B | |
| Report Title | Development of new educational and sporting facilities at St Dunstan's College, Stanstead Road, SE6 and the school's Jubilee Sports Ground, Canadian Avenue, SE6. | |
| Ward | Rushey Green | |
| Contributors | Vincent Murphy | |
| Class | PART 1 | 28 February 2019 |

Reg. Nos. DC/18/109716

Application dated 15.11.18

Applicant Renew Planning on behalf of St Dunstan's Educational Foundation

Proposal Construction of a new Junior School and STEM (Science, Technology, Engineering, Maths) building at St. Dunstan's College, Stanstead Road SE6, extending over part-two, part-three and part-four storeys with glazed atrium connecting into west elevation of former Headmaster's House, including associated roof plant and roof-mounted PV array; demolition of lower ground floor bay to west elevation of former Headmaster's House and other non-original lower ground floor additions, together with demolition of music and physics block, single-storey building to rear of preparatory block and single-storey portable building to rear of pre-preparatory block; hard/soft landscaping with formal/informal areas of play, including courtyard to east of STEM building and associated fence/gate enclosures; reorganisation of playing fields, including provision of 2 x MUGA courts at St. Dunstan's College, Stanstead Road and 4 x floodlit MUGA courts at Jubilee Ground, Canadian Avenue SE6; and construction of substation building to front of the college site at Stanstead Road.

Background Papers

- (1) LE/67/E/TP and LE/881/C/TP
- (2) Local Development Framework Documents
- (3) The London Plan (2016 as amended)
- (4) NPPF (2018)

Designation

Core Strategy – Areas for Stability and Managed Change
Urban Green Space (college site)
Metropolitan Open Land (sports ground)
Locally-listed buildings and non-designated heritage assets (college site)
Culverley Green Conservation Area (sports ground)

1.0 Summary

This report sets out officer's recommendation in regard to the above proposal. The report has been brought before members for a decision as:

- Permission is recommended to be approved for a major development scheme in a prominent location, introducing substantial change at the site, which is considered by the Head of Planning to be more appropriately dealt by Council's Planning Committee.

2.0 Property/Site Description

2.1 The subject site is split into two separate sites which are owned and managed by St Dunstan's College. The main site of the school is on the northern side of Stanstead Road (A205 South Circular) between the roads of Ravensbourne Park and Faversham Road, and is the location of the majority of the proposed development. The development of additional floodlit Multi-Use Games Areas (MUGA's) is at the separate Jubilee sports ground site to the east of the main school site.

Main school site:

2.2 This site is located on the northern side of the A205 South Circular Road and is approximately 61000m² in area, with rising topography from south to north. It contains the grand, red brick richly detailed chateau-style main school building, which is predominantly 3 storeys in scale (4 storeys where roof gables face the street), which addresses Stanstead Road. It also contains a contrasting modern dining hall (to the east of the main school building). Both these buildings are locally listed buildings.

2.3 On the site is also the small but intricately constructed Headmaster's House (to the west of the main school building) which is considered to be of heritage and character merit and a non-designated heritage asset. A cricket pavilion and large spacious fields with boundary trees are located to the west of the main school building and contribute significantly to the quality of the setting of the school. Two artificial-pitch MUGA's to the west of the main school building, and further buildings behind/to the north of the that building complete the school. The open space at this site is designated as Urban Green Space (UGS) in the Lewisham Local Development Framework.

2.4 Surrounding land-use to the north, north-east, south and west is predominantly residential terraced dwellings, 2-3 storeys in scale. The outer commercial premises of Catford town centre are located in close proximity to the subject site to the east. Two railway lines run more or less north-south to the east of the main school site (between the two subject sites), where Catford and Catford Bridge stations are located.

- 2.5 The school site is located within Air Quality Management Area 6 as specified in the Lewisham Air Quality Action Management Plan.
Jubilee sports ground site:
- 2.6 The other subject site is the St Dunstan's Jubilee sports ground located some 350m to the east of the school site along Stanstead/South Circular Road. This site is a large, flat site, contains both natural grass and artificial turf playing pitches, owned and used by the school as well as being used by community sporting groups. This site is approximately 82000m² in area, partially located within the Culverley Green Conservation Area and the majority of the site is also classified as Metropolitan Open Land (MOL) under the London Plan (2016).
- 2.7 The A205 South Circular Road and the commercial centre of Catford lies to the north and north-east of the centre of this site. Surrounding land-uses to the east and south-east are predominantly semi-detached residential dwellings 2 storeys in scale. Directly to the south is an automotive repair yard. To the south-west and west are the two separate railway lines that serve nearby Catford Bridge and Catford stations, and the course of the Ravensbourne River – the confluence with the River Pool is directly to the west of the site in narrow parkland. Between the two railway lines, to the direct west, is large format retail land uses.
- 2.8 The north-western part of this site is located within Flood Zone 3 whilst the north-eastern and southern part is located within Flood Zone 2, as mapped by the Environment Agency.
- 2.9 The northern portion of the Jubilee Sports Ground overlaps with the approved (by Lewisham Council's Mayor and Cabinet) relocation of part of the South Circular Road, which will facilitate future regeneration in Catford town centre.

Relevant to both sites:

- 2.10 Other planning designations and constraints applicable to the subject sites:
- Stanstead/South Circular Road is a Class A road in the Transport for London (TfL) Road Network, being a red-route and managed by TfL. Numerous bus stops are in close proximity to the subject sites and it is a high-volume traffic road.
 - There is substantial use of subject sites as sports fields, where Sport England has a statutory interest.
 - Both sites have a Public Transport Accessibility Level (PTAL) rating of 5 as mapped by Transport for London.

3.0 Planning History

Main school campus site

- 3.1 There is extensive planning history at the college site at Stanstead Road in relation to its well established use as a school for new buildings, additions and alterations to existing buildings, and uses ancillary to the use of the site as a school. The pertinent planning history to the site are the two previous pre-application meetings relating to the subject development (PRE/16/002589 and PRE/17/102454), where pre-app feedback was provided in February and October of 2017 concerning the potential location of additional building mass in terms of compliance with the Lewisham Local Development Framework.

- 3.2 Following these pre-application meeting, the particular design of the building has been developed through a comprehensive Planning Performance Agreement pre-application process (PPA/18/109287) from September-November 2018.

Jubilee sports ground site

- 3.3 The following planning history is considered to be relevant to the subject proposal with respect to the Jubilee sports ground site:
- 3.3.1 DC/16/096086 (as amended by DC/17/101985) – planning permission granted then amended in July 2017 for the part change of use of the pavilion building at the Jubilee sports ground to D1 (Nursery) use for up to 40 children, with associated building alterations, landscaping and play space provision, access and parking provision.
- 3.3.2 DC/17/103134 – planning permission granted in December 2017 for a new hockey turf in the southern end of the Jubilee sports ground.

4.0 Current Planning Application

- 4.1 The application proposes development at two separate but close sites owned and used by the applicant. The reason for lodging a single planning application covering both developments is that they are intrinsically linked, one will not go ahead without the other.

Main school site

- 4.2 It is proposed to construct a combined junior (inclusive of nursery/reception-aged children) school and STEM (science, technology, engineering and maths) building to adjoin the side and rear of the Headmaster's House building at the main school site.
- 4.3 The reason the construction of this building is intended to be carried out by the school is, in summary:
- improve facilities and educational environments across multiple subjects being taught to students of all age groups, however in particular communal spaces, play spaces, and facilities for science, maths, engineering and technology subjects being taught at senior-school level;
 - remove dilapidated and no longer fit-for-purpose school facilities and provide a consolidated facility serving all junior school students; and
 - improve the physical identity and functioning of the junior school within the wider school, by way of a separate entrance and service point to the senior school.

The principle of the development is consequently summarised in this report as 'new development to replace existing buildings and improve the quality of educational and recreational opportunities and facilities provided by the school'.

- 4.4 The proposal does not increase the roll of staff employed by, or pupils attending, the school. The application is for new facilities to serve the existing school community, in particular consolidating the junior school into once facility – the junior school is currently scattered across multiple facilities at the school site, some in dilapidated condition and no longer fit-for-purpose (being temporary modular buildings historically retained at the site).

- 4.5 This proposed building would be multi-storey, being two storeys where it wraps around the Headmaster's House building, and between three and four storeys further to the rear of that building.
- 4.6 The rear, northern portion of the proposed building has a ground-floor level more or less the same as the first floor level of the front, southern portion of the building where it wraps around the Headmaster's House. This follows the underlying topography which rises from south to north.
- 4.7 The southern end of the building would house the junior school whereas the northern end of the building will accommodate the STEM block. An entrance area (facing east towards an internal school courtyard school) and auditorium/theatre/lecture space (projecting west of the north-south mass of the building) functionally separates the two uses of the building, as well as being the main entrance for the auditorium and STEM components of the building. A separate entrance for the junior school would be located at the southern end of the new building.
- 4.8 Unoriginal additions of the Headmaster's House building would be removed as part of the works. A ground-floor bay window would also be removed where a glazed connection between the existing Headmaster's House building and new building is located. Internal pedestrian links between the Headmaster's House and the new building are incorporated into the design to make it a functional part of the junior school component of the building.
- 4.9 Balconies would project at first floor level from the western façade of the southern end of the building, providing informal breakout and outdoor learning spaces for older children within the junior school.
- 4.10 The building is to be constructed partially atop of the four existing (separated into two court areas) hard-surface MUGA's at the school. The existing MUGA's at the school site are formed to provide 4x overlapping tennis/netball courts (in two separate locations). As a result of this, a new MUGA comprising overlapping 2x overlapping tennis/netball courts is proposed to be built on an area of existing playing fields at the school site.
- 4.11 The building would be constructed primarily of brickwork, in a range of colours and laid in a range of methods to differentiate building mass and provide visual interest to the new building. A school logo is proposed on the southern elevation.
- 4.12 To the east of the new building, existing buildings to the rear of the main Chateau-style building at the school are proposed to be demolished and a new, formal courtyard is to be developed. This includes elongated steps able to be used for seating, creating an amphitheatre element to the courtyard, 'elephant' steps into the new building, and hard and soft landscaping.
- 4.13 Vehicular access through the main school site will remain unchanged by the proposal – the courtyard will be able to be used by staff accessing parking further to the rear of the site.
- 4.14 A living roof is proposed to be constructed atop of the front portion of the new building, whilst photovoltaic panels would be located on flat roof of the new building. Plant servicing the building is also proposed to be located to the rear of the roof.

- 4.15 An electrical substation is also proposed to be constructed as part of the development at the main school, being a small brick enclosure which would be located at the front of the site directly south of the proposed building.
- 4.16 New soft and hard landscaping is proposed to the periphery of the development, comprising a range of hard and soft surfaces, shrubs and trees.

The Proposals – Jubilee sports ground site

- 4.17 Four MUGA courts, comprising overlapping 3x tennis and netball courts, and a tennis/basketball court, served by 10 floodlights, is proposed to be constructed at the Jubilee site, considering the sports facilities and field space to be lost by the proposed building at the school site.
- 4.18 The proposed MUGA courts would be located north of the recently-constructed hockey turf at the sports ground, west of neighbouring dwellings located on the western side of Canadian Avenue, and south of the football pitches which are located in the northern half of the sports ground.
- 4.19 The levels of the site would not materially change as a result of the construction of the 4x MUGA courts. Storm water storage would be provided beneath the MUGA.
- 4.20 The south of the Jubilee ground is also to be soft landscaped with excess spoil from the construction of the MUGA's at that site.

5.0 Consultation

- 5.1 This section outlines the consultation carried out by the Council following the submission of the application and summarises the responses received.
- 5.2 A total of 2088 letters were delivered to adjoining and nearby residents of the subject sites, ensuring all residents within 50m of both subject sites were notified. Five public site notices were placed, along each public frontage to the subject sites – Fordmill Road, Canadian Avenue, Catford Road, and two along Stanstead Road in front of the college.
- 5.3 A press notice in the Lewisham and Catford News Shopper was published for consultation purposes, and emails were sent to external statutory or otherwise recognised formal consultees with an interest in the application.
- 5.4 All consultation notifications were sent, or notices placed, between the 21st and 23rd November 2018.
- 5.5 A total of seven (7) submissions have been received in response to issued consultation requests. No submissions are in objection to the scheme. The submissions are summarised as follows:

| Submission from | Issue raised | Issue(s) addressed |
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| Member of the public | No objection in principle but seeks reassurance that safeguards from lighting and noise pollution impacts from use of MUGA's at Jubilee sports ground will be in place | Paragraph 7.78 and 7.79 of this report, and recommended conditions 2, 12 and 31. |

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| Member of the public | Expresses support for the scheme | |
| Historic England | No comments to make | N/A However heritage impacts assessed in paragraphs 7.29-7.39 |
| Thames Water | No objection raised, advised of appropriate informatives to applicant | Informatives added below recommended conditions. |
| Sport England | No objection subject to conditions regarding community use agreement and final construction details of MUGA's | Paragraphs 7.80 and recommended conditions 4 and 27. |
| Transport for London | No objections raised however seeks to ensure sustainable transport prioritised in redevelopment of the school, in particular promotion of cycling to school and having adequate cycling facilities, and ensuring the safety of trips made on foot between the school and the sports ground | Paragraphs 7.50 – 7.55 and recommended conditions 18 and 22. |
| Environment Agency | No objection subject to conditions regarding contamination. | Paragraphs 7.92 and recommended conditions 11 and 30. |

5.6 Consultation responses have been received from the following internal specialist officers within the Council. The below represents the fundamental position of the officers:

1. Environmental Health Officer – Lighting, Noise and Air Quality – No objection raised, subject to conditions regarding fixed-plant noise and final construction details of MUGA's.
2. Environmental Health Officer – Contamination – No objection subject to conditions regarding contamination investigation and management/remediation if discovered, and UXO surveying and expert supervision.
3. Highways Officer – No objection subject to conditions relating to travel management planning, and construction traffic management.
4. Trees Officer – No objection raised, sought Tree Protection Plan for main school site and betterment to southern end of Jubilee site where excess soil is proposed to be disposed.
5. Ecology and Open Space Manager – No objections, having particular regard to floodlight impacts upon local ecology.
6. Urban Design Officer – No objections subject to conditions regarding final materials.
7. Conservation Officer – No objection subject to conditions regarding final materials and brickwork preservation.
8. Lewisham Lead Local Flood Authority – No objection subject to conditions regarding approval of detailed surface-water drainage systems and proof that appropriate maintenance provisions are in place.

5.7 The application does not meet the criteria to be referred to the Mayor of London for consultation pursuant to the Town and Country Planning (Mayor of London) Order 2008. There is no objection from Sport England with respect to impacts upon playing fields and therefore the application does not need to be referred to the Secretary of State for

consultation pursuant to the Town and Country Planning (Consultation)(England) Direction 2009.

6.0 Policy Context

Introduction

- 6.1 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.
- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) makes it clear that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'. The development plan for Lewisham comprises the Core Strategy, the Development Management Local Plan, the Site Allocations Local Plan and the Lewisham Town Centre Local Plan, and the London Plan. The NPPF does not change the legal status of the development plan.
- 6.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when exercising its planning functions in respect of land that is in a conservation area a local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 6.4 Government policy within and outside of the scope of the National Planning Policy Framework and relevant Development Plan, is a material consideration.

National Planning Policy Framework (NPPF) 2018

- 6.5 The NPPF, originally published in 2012, was revised on 24th July 2018 and is a material consideration in the determination of planning and related applications.
- 6.6 It contains at paragraph 11, a 'presumption in favour of sustainable development'. Annex 1 of the revised NPPF provides guidance on its implementation. In summary, this states in paragraph 213, that policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the NPPF and in regard to existing local policies, that '...due weight should be given to them, 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)'.
- 6.7 Officers have reviewed the Core Strategy and Development Management Local Plan for consistency with the revised 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 paragraph 213 of Annex 1 of the revised NPPF.

National Planning Practice Guidance 'NPPG' (2014 onwards)

- 6.8 On 6th March 2014, DCLG launched the National Planning Practice Guidance (NPPG) resource. This replaced a number of planning practice guidance documents, and is subject to continuous periodical updates in different subject areas

The Development Plan

- 6.9 The London Plan, Lewisham's Core Strategy, together with the Site Allocations DPD, the Lewisham Town Centre Local Plan and the Development Management Local Plan and together constitute the borough's Development Plan. The site is not within the Lewisham Town Centre designation however.

London Plan (March 2016)

- 6.10 The London Plan was updated on the 14 March 2016 to incorporate Housing Standards and Parking Standards Minor Alterations to the London Plan (2016).
- 6.11 The Mayor of London published a draft London Plan on 29 November 2017, and minor modifications before the EIP were published on 13 August 2018. As such, this document now has some weight as a material consideration when determining planning applications. The relevant draft policies are listed below and discussed within the report. These are limited to policies that are materially different to existing London Plan policies.
- 6.12 The policies in the current adopted London Plan (2016) relevant to this application are:

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| Policy 1.1 | Delivering the strategic vision and objectives for London |
| Policy 2.3 | Growth areas and co-ordination corridors |
| Policy 2.9 | Inner London |
| Policy 2.18 | Green infrastructure: the network of open and green spaces |
| Policy 3.16 | Protection and enhancement of social infrastructure |
| Policy 3.18 | Education facilities |
| Policy 5.2 | Minimising carbon dioxide emissions |
| Policy 5.3 | Sustainable design and construction |
| Policy 5.7 | Renewable energy |
| Policy 5.10 | Urban greening |
| 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 5.17 | Waste capacity |
| Policy 5.21 | Contaminated land |
| Policy 6.3 | Assessing effects of development on transport capacity |
| Policy 6.9 | Cycling |
| Policy 6.10 | Walking |
| Policy 6.12 | Road network capacity |
| Policy 6.13 | Parking |
| Policy 7.3 | Designing out crime |
| Policy 7.4 | Local character |
| Policy 7.5 | Public realm |
| Policy 7.6 | Architecture |
| Policy 7.8 | Heritage assets and archaeology |
| Policy 7.9 | Heritage-led regeneration |
| Policy 7.13 | Safety, security and resilience to emergency |
| Policy 7.14 | Improving air quality |
| Policy 7.15 | Reducing noise and enhancing soundscapes |
| Policy 7.17 | Metropolitan Open Land |
| Policy 7.18 | Protecting local open space and addressing local deficiency |
| Policy 7.21 | Trees and woodlands |

The emerging London Plan policies particularly relevant to this application are:

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| Policy D1 | London's form and characteristics |
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Policy D2 Delivering good design
Policy D12 Agent of change
Policy S3 Education and childcare facilities
Policy SI1 Improving air quality
Policy HC1 Heritage conservation and growth
Policy G3 Metropolitan Open Land

London Plan Supplementary Planning Guidance (SPG)

- 6.13 The London Plan SPG's relevant to this application are:
- Sustainable Design and Construction (April 2014)
 - Character and Context (June 2014)
 - The control of dust and emissions during construction and demolition (July 2014)
 - Accessible London: Achieving an Inclusive Environment (October 2014)
 - Social Infrastructure (May 2015)

Core Strategy (June 2011)

- 6.14 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
Spatial Policy 5 Areas of Stability and Managed Change
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 16 Conservation areas, heritage assets and the historic environment
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

Development Management Local Plan (November 2014)

- 6.15 The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Development Management Local Plan as they relate to this application:

DM Policy 1 Presumption in favour of sustainable development
DM Policy 22 Sustainable design and construction
DM Policy 23 Air quality
DM Policy 24 Biodiversity, living roofs and artificial playing pitches
DM Policy 25 Landscaping and trees
DM Policy 26 Noise and vibration
DM Policy 27 Lighting
DM Policy 28 Contaminated land
DM Policy 29 Car parking

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| DM Policy 30 | Urban design and local character |
| DM Policy 31 | Alterations/extensions to existing buildings |
| DM Policy 35 | Public realm |
| DM Policy 36 | New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens |
| DM Policy 37 | Non-designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest |
| DM Policy 41 | Innovative community facility provision |
| DM Policy 42 | Nurseries and childcare |

Site Allocations Local Plan (June 2013)

6.16 There are no relevant Site Allocations relating to the application sites.

7.0 Planning Considerations

- 7.1 The main issues to be considered in respect of this application are:
- Principle of development and any in-principle issues
 - Design quality, character impacts including landscaping
 - Heritage impacts
 - Transport impacts and public safety
 - Exposure to air pollution
 - Neighbouring amenity impacts
 - Social and community impacts with respect to playing field availability
 - Sustainability and energy impacts
 - Other environmental and ecological impacts

Principle of development and any in-principle issues

7.2 The following assessment considers the question of whether or not the principle of the development (new development to replace existing buildings and improve the quality of educational and recreational opportunities and facilities provided by the school) is firstly acceptable in this location, concerning the principle characteristics and constraints of the site, before considering the impacts of the specific design proposed. It sets out the relevant policy context concerning the question of the principle of development, before considering the principle of the development at this site and general planning policy direction as applicable to the principle of the development at the site.

Relevant planning policy direction

- 7.3 Chapters 8, 11, 12, 13 and 14-16 of the revised NPPF are particularly relevant to the proposal and site context and the fundamental question of whether or not the principle of the development in this location is acceptable on planning grounds.
- 7.4 London Plan policies 2.18 (green infrastructure), 3.16 (social infrastructure), 3.18 (education facilities), 3.19 (sports facilities), 5.12 (flood risk management), 7.5 (public realm), 7.8 (heritage assets), 7.14 (improving air quality) and 7.17 (metropolitan open land) are considered to be particularly relevant to the principle of the development at this location. Spatial Policy 2 (Regeneration and Growth Areas), Spatial Policy 5 (areas of Stability and Managed Change), Policy 10 (managing and reducing the risk

of flooding), Policy 15 (high quality design for Lewisham) and 19 (provision and maintenance of community facilities) of the Lewisham Core Strategy (2011) are likewise considered to be particularly relevant to the matter of the principle of the proposed development in this location. Development Management Policies 23 (air quality), 30 (urban design and local character), 36 (new development affecting heritage assets and their settings), 37 (non-designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest) and 41 (Innovative community facility provision) are likewise considered to be particularly relevant within the Lewisham Development Management Local Plan (2014).

- 7.5 Policies set by Central Government and the Mayor of London outside of the planning framework (such as the draft Clean Air Strategy 2018, the London Environment Strategy 2018, the Mayor's Transport Strategy 2018) are also considered pertinent to the question of whether or not the principle of the development can be supported. These are discussed below where relevant.

Use for educational purposes, general siting of development

- 7.6 The proposal is for the demolition of existing school buildings, and construction of a new school building, in addition to a courtyard for school purposes and a substation to the front of the main school site, and sports facilities at both the main school site and the separate playing fields at the Jubilee sports ground. The school use has been established at the main school site since the 1888. Given the long-term establishment of such a land-use at the site, the principle of new development for education use on the existing school site is considered to be compatible with the existing use and acceptable. Similarly, outdoor sports use is well established at the Jubilee Grounds and this facility would be improved by the development, thereby generating direct benefits to the local sporting community (to be secured by a community use agreement, based upon consultation with Sport England). The principle of the development is therefore considered to be consistent with Chapter 8 of the NPPF, London Plan Policies 3.16, 3.18 and 3.19, Core Strategy Policy 19, and DM Policies 41 and 42.
- 7.7 The applicant has determined the location of the building through consideration of numerous factors, in particular the functioning and quality of learning environments at the school, the importance of the existing school setting which is heavily influenced by the playing fields west of the existing buildings, and the prominence of the main building to the public realm. This has been carried out in consultation with Council planning officers through pre-application meetings, through options analysis for optimal placement of the building. The resulting location, and concept of a close relationship with the existing Headmaster's House building, is considered to have been determined through robust consideration of many feasible options, and is supported in principle by Council planning officers.

Development of land classified as Metropolitan Open Land under the London Plan

- 7.8 Outdoor sport provision is explicitly anticipated as an appropriate use in green belt land under the NPPF (Chapter 13, paragraph 145). The current London plan directs that the same consideration of green belt land as per the NPPF be afforded Metropolitan Open Land (MOL) – the Jubilee sports ground site is classified as such. The draft New London Plan Policy G3 is less protective, however makes it clear that open-air sporting facilities such as those proposed are suitable within MOL land. Given only additional outdoor sports facilities are proposed to be provided in this location, the principle of the development insofar as the additional outdoor sport

facilities at Jubilee sports ground is concerned is considered to be consistent with Chapter 13 of the NPPF, London Plan Policy 7.17, draft New London Plan Policy G3, and Core Strategy Policy 12.

Development of land classified as Urban Green Space under the Lewisham Development Framework

- 7.9 The options consideration for the location of development at the main school site also strongly considered the fact that a substantial proportion of the playing fields in the west of the school campus are classified as an 'Urban Green Space', as well as being playing fields where Sport England have a statutory interest. The theme of minimal intrusion into this space has informed the final design. This design intent ensures that the use of existing playing fields is not prejudiced by the development whilst minimising any adverse impacts upon ecological welfare, biodiversity, and the ability to interact with nature, which are the reasons for the classification of Urban Green Spaces.

Heritage assets at the site, potential in-principle issues of development in proximity to such assets

- 7.10 The main school site includes two locally-listed buildings, whilst the Jubilee sports ground site is located within the Culverley Green Conservation Area. The general principles of DM Policy 37 (non-designated heritage assets) do not explicitly exclude or discourage development or demolition in proximity to/within the setting of locally-listed buildings. There is no demolition proposed of any current locally-listed building. Whilst the Headmaster's House building is being considered to be added to the local list, the only demolition proposed to this building is to single-storey additions constructed post-1950, and a very small degree of demolition of an original bay window. Considering the clear presence of these later additions as such features, the very small degree of demolition of original building fabric, the proposed development at the main school site is not considered to be in-principle contravening DM Policy 37 of the Local Development Management Plan. Additionally, given the policy support for enhanced education and sports facilities, any harm to the heritage assets is considered to be outweighed by the public benefits of the proposals. The demolition of separate buildings to the rear of the site, which are not locally listed, to facilitate the construction of the proposed building and school courtyard, are not considered to be in-principle issues with respect to any relevant planning policy.
- 7.11 DM Policy 36 relates to conservation areas. The Jubilee sports ground is located within the Culverley Green Conservation Area, and includes additional MUGA playing surfaces which will be floodlit. This is certainly compatible with (the same as) the existing use characteristics of this area of open space within the conservation area. As such, the proposal is not considered to present an in-principle issue with respect to DM Policy 36.

Location near A205 road, exposure to air pollution and electromagnetic radiation as an in-principle issue

- 7.12 Current and draft planning, as well as relevant non-planning, policy at national, regional and borough level relating to air quality and exposure to air pollution have been considered with respect to the subject proposal. The principle of the development (new development to replace existing buildings for educational and recreational purposes) is not considered to be contrary to the direction and intent of the suite of policies, especially when considering that the proposal will only increase the distance of learning and play spaces from, as well as provide further protection

of exposure to, the A205 South Circular Road to the south of the site. The location of the development at the school site and the proximity of that building to the South Circular A205 road does present a degree of complication for the design in terms of ensuring exposure to air pollution is sufficiently mitigated. However, the principle of demolishing and rebuilding new facilities at the school at this location is not considered to result in a fundamental principle issue which translates to an in-principle reason for refusal of planning permission. The separation distance of the proposed MUGA's at the Jubilee site are also considered to ensure the issue of exposure to air-pollution is not an in-principle issue for that component of the proposal.

- 7.13 The inclusion of an electrical substation at the road-frontage of the main school site is not considered to be an in-principle or otherwise issue of the scheme, in terms of creating exposure to an electromagnetic field. This is due to the very limited electromagnetic field generated by a substation of this size, as confirmed by the consultant building services engineers for the applicant, and the distances to areas to be occupied by people (i.e. waiting area, classrooms – the footpath is a pedestrian, transient space).

Jubilee site location within Flood Zones

- 7.14 The Jubilee site is located within known Flood Zones 2 and 3 (as mapped by the Environment Agency). However, the development at that site is restricted to the transformation of existing grassed surfaces to permeable-surfaced MUGA's, with no raising of levels of the playing surface structures in terms of flood displacement. Storage is also provided below the pitches. As such, the design in principle includes clear measures to prevent the development from adding to the risk of localised flooding, in accordance with the direction of Core Strategy Policy 10.

Conclusion

- 7.15 The consequences and impacts of the use combined with the specific design parameters are discussed later in this report. However, the principle of the proposed development in this location is considered to be acceptable, and the development is not considered to present any fundamental in-principle issues relative to site constraints that translate to a reason for refusal.

Design quality, character impacts including landscaping

- 7.16 Chapter 12 of the revised NPPF, policies 7.4 and 7.6 of the current London Plan, policies D1 and D2 of the draft New London Plan, Core Strategy Policy 15 and Development Management Policies 25, 30, and 31 are considered particularly relevant to the matter of design quality and landscaping impacts.

Main school site

- 7.17 The proposal would result in substantial change at the main school site in particular. The length of the new building (ranging from two to four stories in height, projecting back into the site) is similar to the width of all three buildings facing Stanstead Road (South Circular Road) in front of the school site. The MUGA's at the school site would be visible from Stanstead Road due to the rising elevation south to north through the school site. The substation building and additional landscaping would also be visible to various degrees from the public realm of Stanstead Road, and one tree, relatively prominent behind a brick wall facing Stanstead Road, would be removed to facilitate the installation of the substation. Overall, the change would be very prominent to

west-facing views of the site on approach to Catford, in the foreground of the Chateau-style locally listed prominent school building, and as such, it is considered imperative that a high quality built and landscape design is achieved in this sensitive location.

- 7.18 The location of the building has been determined through considerable options analysis as referred to above under the principle of development assessment. Respecting the setting of the school, the prominence of the playing fields and the main school building when approaching the main school site from the west (which is something of a landmark entrance to Catford) along the South Circular Road, has been integral in the evolution of the design with respect to the location of the building.
- 7.19 The same respect permeates the design detail of the new building. The massing where the design wraps around Headmaster's House (containing the junior school) would be set back from the south street-facing façade of the Headmaster's House by 3.2m, and is deliberately restricted to a scale of two storeys and devoid of rooftop structures or use. A glazed connection between the new-build and existing Headmaster's House further distinguishes and creates a visually lightweight space between old and new. These measures collectively ensure the scale and specific mass placement allows visibility of, and legible subservience to, the Headmaster's House building, which is of heritage and character-importance to the wider school setting.
- 7.20 As the building progresses north and away from the Headmaster's House, it remains at a two-storey scale for a distance of 16m past the rear elevation of the Headmaster's House. At this point, the design rises a further two storeys. Further north still, the lowest ground floor of the junior school no longer extends under the rear of the building, due to topography, rendering that part of the building (containing a new school hub and senior school facilities) three storeys in height. This scale is consistent with the main school building, and following the topography of the site, yet is appropriately set back within the length of the building so as not to detract from the prominence of the heritage and character-rich main school building. The 16m separation distance of the larger building mass, combined with the 5.2m difference in height from the top of the rooftop parapets of the Headmaster's House to the top of the rooftop parapets of the larger building mass, is considered to be sufficient in terms of spatial relief towards, and further visibility of, the Headmaster's House and the main school building.
- 7.21 It is considered that there is a high degree of visual interest and richness of detail achieved through different brickwork (laying method and colours) and glazing proposed to certain facades. There is also sensible differentiation in building mass proportions throughout the building. Collectively these design measures result in visual delineation and indication of the differing functions of the spaces provided throughout the building. This is considered to be achieved in a manner that complements the existing character and setting of school buildings by way of sensitive contrast and avoiding pastiche or mimicking of the architecture of the main school building and Headmaster's House building.
- 7.22 There is further visual interest, coherency and a clear hierarchy of spaces due to the fenestration pattern, depths of reveals and differing proportions of glazing used across the facades of the building. There is also suitable interaction between inside and outdoor environments through substantial glazing and access points in certain locations, and legible entrances to the building relative to function and importance of different parts of the building. This interaction between indoor and outdoor environments is appropriately heightened at the entrance to the nursery/reception

spaces on the lower ground floor of the building, which is complemented by a tree/shrub-surrounded waiting area for parents picking up young children. The façade of this component is notably varied in terms of three-dimensional details of bricks and unique placement of glazing, emphasising the role of this part of the building as serving the nursery/reception component of the school.

- 7.23 Access routes through and around the school as it would be modified by the proposal are considered to be good quality in terms of widths, relatively shallow gradients, and accessible to wheelchair users. Landscaping comprising a mixture of planting (trees and shrubs of various sizes) and soft and hard-surface treatment is located around the new building and in the new formal courtyard. The planting treatment is considered to appropriately visually soften and break up the bulk of the building (especially when viewed from the public realm to the west), whilst complementing by way of further delineating and creating opportunities for shade, the access and waiting routes to serve the new development.
- 7.24 The draft Construction Management Plan details that the first phase/sequence of construction traffic will traverse the site from an existing but unused vehicular entrance point in the south-west corner of the site, to the location of the proposed building in close proximity to a row of prominent trees positioned along the southern boundary of the school. This boundary landscaping is an integral component to the setting of the fields and the wider school. The applicant has agreed that a Tree Protection Plan will need to be in place to protect these trees, secured by way of a condition of planning permission.
- 7.25 One tree is proposed to be removed at the front boundary to facilitate the erection of the substation. Whilst this is regrettable, a significant amount of new planting, including specimen trees, are included near the location of this tree to be removed. On balance, the adverse impact of the loss of the tree to the streetscape and character of the site is considered to be acceptable.
- 7.26 The substation itself is a very small building, restricted to less than 2.8m in height and would be clad in red brick to match the material palette of the proposed building as well as existing school buildings. It would be located very centrally within the South Circular Road frontage of the main school site, well distanced from the front yards of residential properties further to the west of the school site. Considering this design, small scale and separation distances from other building and garden typologies, the inclusion of the substation is not considered to detract from the quality of, or adversely contrast with other buildings and front-yard patterns within, the streetscape of the main school site.
- 7.27 The application documents include acoustic insulation information, sizes of rooms and an assessment of ambient daylight and direct sunlight to rooms. It is acknowledged that there will be differing levels of sunlight and daylight to different learning spaces (mainly those on the lowest floor). However, given the combination of ambient daylight, direct sunlight, acoustic ventilation, relatively large classrooms, with exclusive and communal play spaces for the nursery/junior school which is located on the lower floors in the southern component of the building, the quality of the educational facilities to be provided across the school is considered to be suitably high. Considering the size, varying degree of sunlight reception, and differentiation of surface treatment and play equipment that would be provided to outdoor play spaces, the same conclusion is reached with respect to quality of outdoor play spaces including the proposed courtyard.
- 7.28 The design has been reviewed by the Council's Principal Urban Design Officer, who has provided advice which has been incorporated into the above assessment and,

subject to conditions regarding final materials and planting details, has no objection to the scheme on urban design grounds. The Council's Planning Trees Officer has also not raised any objection to tree removal and landscaping details for this component of the development (main school site) apart from the issue of tree protection and removal detailed in paragraphs 7.24 and 7.25 above.

- 7.29 For the reasons discussed above, the internal and external design of the proposed building and supplementary landscaping is considered to be suitably high quality whilst preserving and being scale-compatible with the important, high-quality contribution the site makes to the local streetscape and neighbourhood character. The proposed development at the main school site is therefore also considered to be consistent with the relevant planning policies referred to in paragraph 7.16 above.

Jubilee sports ground site

- 7.30 No objection is raised to the location and scale of structures to serve the proposed MUGA's at this site. A total of 10 floodlights would be erected, 5 at either ends of the new courts. These are separated by 20m distances and are of relatively slender proportions, ensuring the space is not unacceptably cluttered. It is also located next to the recently constructed hockey turf, which is also floodlit, restricting the extent of floodlighting poles to a relatively small proportion of the site. The location of these two floodlit playing fields are screened by dwellings or very well separated, from the public realm of Catford Road and Canadian Avenue respectively. Neighbouring amenity considerations are discussed further below. The northern half of the entire Jubilee playing fields would remain open and unencumbered with floodlighting poles, maintaining the character of the space in close-range views from Catford Road. For these reasons, the proposal as it concerns the Jubilee sports ground site is considered to be suitably high quality and compatible with the character and use of that site, and consistent with the relevant planning policies referred to in paragraph 7.15.

Heritage impacts

- 7.31 Chapter 16 of the NPPF, policies 7.4, 7.6 and 7.8 of the London Plan, policy HC1 of the draft New London Plan, Core Strategy Policies 15 and 16, and Development Management Policies 30, 33 and 36 are considered particularly relevant to the matter of heritage and conservation impacts.

Main school site

- 7.32 The proposal would result in the demolition of two post-1950 single storey additions to the Headmaster's House, and a wrap-around design of building mass in relation to that building. The overall scale of the building is substantial, and is positioned adjacent to prominent open green space adjacent to the two prominent buildings at the school when viewed from the west – Headmaster's House and the main chateau-style school building. As such, there is the potential for direct adverse impacts upon the heritage value of the the Headmaster's House as well as the setting of both buildings.
- 7.33 As discussed above under design quality, the design, varying scale and mass placement, elevation detailing and use of materials is considered to result in a building appropriately subservient, affording due primacy and visibility and being respectful in its positioning, to Headmaster's House. This is further emphasised by the glazed connection between old and new, and the retention of the majority of

original architectural detailing and cladding treatment of the west-facing façade of Headmaster's House within the glazed connection between old and new. This will therefore remain visible and appreciable to visitors to the new junior school, and appreciable from the public realm by keeping the roof of Headmaster's House intact.

- 7.34 The loss of the southern-most bay window is regrettable as this was part of Headmaster's House from the 1920's. The setting of Headmaster's House will also inherently be adversely affected to a degree. The northern and western façades, the latter of which is particularly visible from the public realm, will be substantially screened by the new building. Council's Senior Conservation Officer has reviewed the design and has advised however that "on balance that the proposal will not harm this building, which is in the main retained, refurbished and continued in use". Council planning officers agree with this position.
- 7.35 The justification for the harm to the setting of Headmaster's House (essentially the principle of the development) is accepted. It is noted that the significance of Headmaster's House is preserved to a considerable degree by the design (minimal removal of heritage-important original building fabric, substantial exposure of original building fabric either internally within the building or from the surrounding external spaces, keeping the roof intact, restricting the proposed building's scale and setting back the mass to give prominence to Headmaster's House). The set back of the southern façade and scale of the wrap-around component of the proposed building also ensures that the visual and spatial relationship of the key 'pivot' point of the visibility of Headmaster's House and the main school building behind, from the west, is maintained. The setting in the foreground of this view will remain open and substantially green to retain the important setting characteristics in this location.
- 7.36 On balance, the adverse heritage impacts upon the setting of the Headmaster's House building are considered to be relatively low and limited in comparison to the respect the design affords to the prominent relationship between the Headmaster's House and the main school building. The design considerably preserves the significance of the non-designated heritage asset. There will also be significant public benefits, namely improved educational and recreational facilities, as a result of the proposal. Therefore, the heritage impacts of the proposal at the school site are considered to be acceptable, and the proposal compliant with DM Policy 37 of the Development Management Local Plan (2014), Policies 15 and 16 of the Core Strategy (2011), and paragraph 197 of the NPPF (2018).
- 7.37 For the above reasons, the proposed development at the main school site is also considered to be consistent with the relevant planning policies referred to in paragraph 7.27 of this report.

Jubilee sports ground site

- 7.38 For the reasons as discussed under design quality and character impacts above, the proposed floodlight poles at the Jubilee sports ground are not considered to generate unacceptable clutter to this established field within the Culverley Green Conservation Area. The fencing around the MUGA's is the minimum necessary, restricted to 3m in height and to be coloured dark green to appropriately assimilate into the surroundings of the playing field environment. The above conclusions represent the advice of Council's Senior Conservation Officer, who has no objection on heritage grounds to the proposed MUGA's and associated structures at the Jubilee sports ground site.

- 7.39 The Culverley Green Residents Association Society were consulted on the application, given the site of the Jubilee sports ground proposed development is within the Culverley Green Conservation Area, and no submission was received.
- 7.40 No harm to the heritage of the site and its contribution to the Culverley Green Conservation Area is considered to result from the proposed development at the Jubilee sports ground. As such, the proposal is considered to satisfy DM Policy 36 of the Lewisham Development Management Local Plan (2014), Policies 15 and 16 of the Core Strategy (2011). On this basis, paragraphs 194 and 196 of the NPPF do not need to be satisfied in relation to the impacts of this proposal upon the designated heritage asset (conservation area). The character and appearance of the Culverley Green Conservation Area is considered to be preserved by the proposed development (with respect to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990).
- 7.41 For the reasons discussed above, the heritage impacts of the proposed development at the Jubilee sports ground are considered to be acceptable and the proposed development at the main school site is also considered to be consistent with the relevant planning policies referred to in paragraph 7.27 of this report.

Transport impacts and public safety

- 7.42 Chapters 8 and 9 of the NPPF, policies 6.3, 6.7, 6.9 – 6.11 of the London Plan, and Core Strategy Policy 14 are considered to be particularly relevant to the matter of transport impacts.
- 7.43 A Transport Statement prepared by Campbell Reith Consulting Engineers, and Travel Plans prepared by St Dunstan's College for the school site and Campbell Reith Consulting Engineers for the Jubilee sports ground have been submitted with the application, and should be read in conjunction with this report.

Main school site

- 7.44 There would be no increase in roll or staff numbers as a result of the proposal – which consolidates and provides new, replacement facilities at the school. Therefore there will be no increase in trips demanded to the school by either pupils or staff. There is no new vehicular access or change in existing vehicular access and parking arrangements. Therefore there will be no potential new or additional safety risks to vehicles and pedestrians/cyclists, or congestion created by adding or changing vehicle access points into the site.
- 7.45 The introduction of a courtyard in the centre of the school means that staff vehicles will traverse over this courtyard when arriving and leaving, to get to existing parking spaces at the rear of the site. These movements are expected to occur before and after the arrival and departure of students for the day, and at very slow speeds considering the narrow and winding design of the vehicle route through the school. This is therefore not considered to represent a significant safety risk to users of the school site. No objection to this component of the proposal has been raised by Council's Highways Officer.
- 7.46 The design would result in an improvement in terms of rationalising pick up and drop offs – junior school pedestrian movements will be in a different space within the school site, with a dedicated waiting space for parents picking up children. As a result of the separate entrance proposed for the junior school by the development, there will also be an improvement in terms of distribution and management of visitors, with

visitors to the junior school being located away from the one-way vehicular access route within the school. Signage is considered appropriate to further make clear the routes for different visitors to the site – this can be secured by way of a recommended condition of planning permission.

- 7.47 Whilst it is appreciated no further trips to the school site are expected to be generated (as staff and student roll is not increased by the proposal), it is not clear what the state of existing cycling storage facilities are for students and staff intent on cycling to the school. The Transport Statement submitted with the application details that cycling accounts for a relatively low mode share of those travelling to the school (4.5%). Given this low mode share, it is considered reasonable that final detailing of cycling storage facilities to serve the school as modified by the proposal be secured by way of a condition of planning permission. Transport for London have been consulted and have advised that given the substantial scale of redevelopment of the school site, this is optimal timing to promote sustainable transport and ensure adequate cycling infrastructure is serving the school. This is considered reasonable and relevant to planning matters arising from the application, necessary considering the degree of change to the school site and lack of information submitted to date, and thus can be included as a condition.
- 7.48 A draft Construction Management Plan has been submitted with the application (covering both the main school and Jubilee sports ground sites). This provides details of mitigation measures to reduce interruption and safety risks to the public and school users during the construction period. This includes coordination and restrictions of traffic movements relative to times during the day, safety hoarding and signage (inside and outside the school grounds) to be erected. This provides confidence that the construction traffic impacts, and risks to public safety, during the construction period would be suitably controlled and mitigated. Further final management details are considered necessary however and are recommended to be secured by way of a condition of planning permission, in accordance with advice from Council's Highways Officer.
- 7.49 For the reasons as stated above, the potential adverse impacts to the transport network, including public safety along the surrounding transport network, to be generated by the proposed development at the main school site are considered to be sufficiently low so as to be acceptable.
- 7.50 For the same reasons, the proposed development is also considered to be consistent with the relevant planning policies referred to in paragraph 7.39.

Jubilee sports ground site

- 7.51 The proposal inherently proposes four additional MUGA courts at this site, which will be used by the school during the day as well as being available for community use. This therefore represents a potential for increased trip generation to and from the Jubilee sports ground site by both the public in the evenings, when the facility is let out for community purposes, and during the day in terms of pedestrian trips to and from the school.
- 7.52 It is the assessment of the applicant's consulting traffic engineers that considering existing use at Jubilee sports ground, the PTAL rating of 5, and the high degree of local use and trips made via active and public transport modes (53%), the increase in four MUGA courts to the recreational facility is not going to generate a significant increase in private trips by car. It is further noted from the Travel Plan for the Jubilee sports ground site that the maximum occupancy of the car park during community

evening-use of the facilities was 56% (57 out of 101 parking spaces occupied). There is no objection to these assessments from Council's Highways Officers or Transport for London. As such, the proposed development at the Jubilee sports ground site is not considered to have the potential to generate significant increases in private trips by car to the point that overspill parking will adversely displace existing parking demand in the surrounding area.

- 7.53 It is further noted that improved access to the facilities at the site via active transport modes have been secured by a recently granted planning permission for an all-weather hockey pitch at the site (100 cycle parking spaces, secured under DC/17/107134). The Travel Plan for the Jubilee sports ground site also details that controlled access through gates and stairs directly into the site from Catford Road will be provided. Details of the timing and management of this access to optimise relative to school and community use is recommended to be secured by way of condition of planning permission.
- 7.54 Concern has been expressed by both Council's Highways Officer and Transport for London regarding the fact that the proposal inherently facilitates further use of the Jubilee site by school pupils (the MUGA's compensate for the loss of MUGA space at the school site). As such, the proposal is inherently generating further trips between the school site and the Jubilee school site. The condition and safety of this route is variable. It incorporates an underpass under the South Circular Road and footpaths in proximity to Catford and Catford Bridge stations and Catford town centre, which contain multiple items of street infrastructure including walls, railings, and bus stops which in places make the route narrow.
- 7.55 The concern is noted and valid, and it is not disputed that the pedestrian infrastructure is in places under-maintained, narrow and not in accordance with CPTED principles (Crime Prevention Through Environmental Design). However the infrastructure is long existing and serving the public, and trips between the two sites are already occurring (as the school owns and uses the Jubilee site). The trips occur during school hours i.e. outside of peak commute times when the routes are busy. The footpath and underpass are also outside of the ownership and control of the school (being the asset of Transport for London/Network Rail), and are scheduled to be substantially altered in the reasonably short-term future due to the realignment of the South Circular Road in its approach to and route around Catford.
- 7.56 The existing crossing across Catford Road at the intersection with Canadian Avenue (close to the vehicular and pedestrian access point to the site from Canadian Avenue) is controlled by traffic signals and therefore is very safe.
- 7.57 Considering the above, it is recommended that the scope of the travel plan for the school be widened to include risk review of routes used by pupils travelling between the two sites, and provisions to ensure reasonable addressing of identified safety risks along these routes moving forward (reporting any faults to the relevant highways authority (Transport for London)). This is considered to be an appropriate compromise considering the uncertainty of changes the relevant part of Stanstead Road (South Circular) in light of the proposed re-alignment of this road as part of regeneration of Catford Town Centre, scheduled to occur in the next 15 years.
- 7.58 For the reasons as stated above, the potential adverse impacts to the transport network, including public and school-user safety along the surrounding transport network, to be generated by the proposed development at the Jubilee sports ground site are considered to be sufficiently low so as to be acceptable.

- 7.59 For the same reasons, the proposed development is also considered to be consistent with the relevant planning policies referred to in paragraph 7.39.

Exposure to and production of air pollution

- 7.60 Chapters 9 and 15 of the NPPF, policy 7.14 of the London Plan, Core Strategy Policies 9 and 14 and Development Management Policy 23 are considered to be particularly relevant to the matter of air quality and air pollution impacts. The Air Quality Strategy for England, Scotland, Wales and Northern Ireland 2007, the London Environment Strategy 2018, and Lewisham's Air Quality Action Plan 2016 are also material to the consideration of exposure to air pollution.
- 7.61 The proposal would be in close proximity to Stanstead Road, a Class A 'red-route' road managed by Transport for London. The site is within Air Quality Management Area 6 as specified in the Lewisham Air Quality Action Plan. Data recorded from as recent as 2016 indicates that the South Circular Road has recently exceeded the EU-limit (annual mean) for Nitrogen Dioxide (NO₂) of 40µg/m³ in places.
- 7.62 Given the above, there is the potential that users of and visitors to the new building could potentially be exposed to air pollution levels exceeding EU-limits.
- 7.63 It is first and foremost noted that the proposal removes a play ground for nursery/reception/junior aged children which is currently located to the south of Headmaster's House, directly between that building and Stanstead Road. As such, the proposal inherently would reduce the potential for young children to be exposed to beyond-legal limits of air pollution by locating formal play spaces further away from the South Circular Road .
- 7.64 The applicant has submitted an Air Quality Impact Assessment prepared by Aether Consultants regarding the impacts of the proposal with respect to air pollution generation and exposure.
- 7.65 The assessment details measurements that have been completed at the site, and using expert predictions, out of 21 receptors located within surrounding outdoor areas and at window locations of the proposed development, one receptor is predicted to register NO₂ levels above the EU annual mean limit. The prediction is that the receptor would register 44 µg/m³ where the EU limit is 40µg/m³.
- 7.66 This receptor is at the southern edge of the waiting area proposed in front of Headmaster's House, being the closest receptor to Stanstead Road, and is at the lowest height used (ground level). Aether Consultants explain that when factoring in a standard 10% uncertainty tolerance for the predictions, this predicted level potentially would be as low as 40µg/m³ i.e. not exceeding the EU-limit. Furthermore, it is detailed that as the space affected is an outdoor waiting area where short exposure times can be expected, it is not subject to the annual mean EU-limit.
- 7.67 Council's Environmental Health (Air Quality Advisors) have considered the proposal, and agree with the methodology used to arrive at the predictions presented in the Aether report.
- 7.68 The new development is therefore predicted by appropriately-qualified experts to be very substantially compliant with EU-limits regarding air pollution levels. The sole instance of non-compliance affects a space that is exempt from being subject to the EU-limit, and when factoring in reasonable tolerance (as per industry guidance), may not exceed the EU-limit.

- 7.69 Aether Consultants, Council's Air Quality Advisors and Council Planning Officers recommend and consider however that the utmost be done to reduce air pollution exposure, particularly considering this proposal concerns a school with nursery-age pupils. For these reasons, it is recommended that a condition of planning permission be included regarding soft landscaping and the types of plants used surrounding the waiting area in front of Headmaster's House, to ensure the most optimal plant types and densities for further reducing air pollution levels within the waiting area, are used.
- 7.70 The Aether Consultant report further identifies that the development will be air-quality neutral, subject to using certain energy plant. This can be secured by way of condition of planning permission.
- 7.71 The current Mayor of London Sadiq Khan's publicised approach to tackling air pollution issues at schools (with such policy measures sitting outside the scope of current and draft London Plan policy i.e. are additional policy measures) has been considered in coming to the above conclusion. An audit of schools in London has resulted in a series of measures being recommended for schools, with funding available. In summary, this includes the likes of moving school entrances from polluted roads, avoiding engine idling near schools, greening along school frontages and in playgrounds to filter pollution, road use restrictions and design changes near schools, sustainable travel to schools and reducing emissions at schools.
- 7.72 The proposal includes significant green screening (multiple layers) between Stanstead Road and the new entrance to the junior school (which is not a new entrance directly connected to the road; rather, it stems from the existing entrance route into the school from Stanstead Road). The aim of the Mayor's programme regarding air pollution at schools is to reduce the sources of harmful emissions and reduce exposure. Exposure is reduced by the design of the building, set-back and removal of play spaces, and proposed landscaping. For these reasons, it is not considered proportionate to apply this measure identified by the Mayor to this context to the point that the entrance to the junior school be removed.
- 7.73 For the above reasons, the proposal is considered to be acceptable in terms of air pollution exposure and production, and consistent with the aforementioned policies, including relevant draft London Plan policies.

Neighbouring amenity impacts

- 7.74 Chapter 12 of the NPPF, policies 7.4 and 7.6 of the London Plan, Core Strategy Policy 15 and Development Management Policies 30 and 31 are considered to be particularly relevant to the matter of neighbouring amenity impacts.

Main school site

- 7.75 The building will be separated from the closest part of private open spaces (which are closer than any windows) at surrounding residential properties to the north, east and west by a minimum of 45m. The substantial majority of properties to the north and west have rear boundaries in excess of 100m from the closest part of the proposed building. Considering the scale compatibility of the proposed building, its use as a school, and also the positive impacts upon neighbours to the north-east in terms of demolishing buildings (removing existing building mass, which contributes to overbearing/sense of enclosure impacts), the proposal is not considered to have any material adverse residential amenity impacts upon the amenity of occupants of surrounding properties. This conclusion has been made having regard to amenity

factors such as overbearing/sense of enclosure, imposition upon outlook, sunlight/daylight reception and privacy.

- 7.76 Noise during weekday daytime hours from school use is established at the school. Council's Noise Officer has reviewed the proposal and expert acoustic reports provided, and has raised no objection to the issue of the location and layout of school buildings at the site being changed, nor creation of a courtyard, with respect to adverse impacts on the aural environment and amenity at neighbouring properties. As such, impacts of this nature on neighbouring amenity, including work-from-home activities, are considered to be acceptable.
- 7.77 The applicant has submitted an acoustic report detailing insulation measures as well as expected fixed plant emissions. The Council's Noise Officer is satisfied that noise impacts derived from fixed plant can be suitably reduced and managed by way of condition of planning permission. As such, noise emanating from proposed fixed plant is considered to be acceptable.
- 7.78 Construction-related impacts on amenity, such as noise, vibration, and dust, would be managed by the implementation of a construction management plan to be secured by condition of planning permission. The draft Construction Management Plan submitted by the applicant identifies measures to mitigate such impacts, such as dust suppression, restricted working hours to ensure unreasonable noise at important amenity times do not result.
- 7.79 For the above reasons, neighbouring amenity impacts of the proposed development at the main school site are considered to be acceptable, and the proposal consistent with the aforementioned policies, subject to conditions of planning permission.

Jubilee sports ground site

- 7.80 Considering the slender design and spaced arrangement of floodlighting poles, and varying degrees of screening by existing vegetation along the rear boundaries of properties along the eastern side of Canadian Avenue bordering the site of the proposed MUGA's, no material adverse outlook or overbearing impacts are considered to result upon the occupants of these properties.
- 7.81 Council's Environmental Health (Noise) Officer is satisfied that no material additional adverse noise impacts upon surrounding properties will be generated by the use of the additional MUGA's, based on the acoustic assessment undertaken by the applicant's consultant.
- 7.82 The lighting assessment submitted with the application details that a lighting intensity of no more than 2 lux would reach habitable-space windows at the nearest properties on the western side of Canadian Avenue. A level of 2 lux is demonstrated on a lighting contour plan submitted with the aforementioned lighting assessment as reaching approximately halfway down the length of the rear gardens of these properties – beyond this point, closer to windows, the lux level is less than this amount. By way of comparison, a measurement of 1 lux is the light of a candle when standing 1m away from the candle. As such, this nature of light spill is not considered to be an unreasonable or nuisance-generating level of illuminance, and accords to professional guidance as to exposure to light, based upon the advice of Council's Environmental Health (Lighting) Officer. Lighting is also proposed to be restricted in its design in terms of timing (not being able to be used between 10pm and 9am the following day). For these reasons, no persons occupying neighbouring properties are

considered to be adversely impacted by light spill or glare proposed at the Jubilee sports ground site.

Social and community impacts with respect to sports facility availability

- 7.83 Chapter 8 of the NPPF, policies 2.18 and 3.19 of the London Plan, Core Strategy Policies 19 and 20, and Development Management Policies 24 and 41 are considered to be particularly relevant to the matter of social and community impacts with respect to sports facility availability.
- 7.84 The proposal will result in the loss of four netball/tennis MUGA's at the school site, a junior cricket pitch having to be moved at the school site (but remaining available), and the loss of a junior football field at the Jubilee sports site. As compensation for this, two new, modern and high-quality MUGA's for school use would be provided at the school site, and four new similarly high-quality, floodlit MUGA's would be provided for school and community use at the Jubilee sports ground site. There is therefore a net increase in the number of MUGA's serving the school and community. Sport England have confirmed that there is no objection to the changes proposed with respect to sports facilities and playing field availability, subject to conditions ensuring community use availability of both sites. The applicant has confirmed that they are agreeable to such conditions. On this basis, the social and community impacts of the proposal with respect to playing field and sports facility availability are considered to be acceptable.

Sustainability and energy impacts

- 7.85 Chapter 14 of the NPPF, policies 5.2, 5.3, 5.7, 5.10, 5.12-5.15 of the London Plan, Core Strategy Policies 7-10 and 12, and Development Management Policies 22 and 24 are considered to be particularly relevant to the matter of sustainability and energy impacts.

Main school site

- 7.86 The applicant has submitted an Low Zero Carbon (LZC) Energy Report and a Stage 3 Energy and Sustainability assessment for the building project, as well as a Drainage Impact Assessment and Flood Risk Assessment.
- 7.87 A BREEAM rating of 'Excellent' has been set by the project, in compliance with Core Strategy Policy 8. This would ensure that the building meets high standards of environmental sustainability, concerning, in summary, energy types and use, CO₂ emissions, water management, heating and ventilation, and ecological impacts. A condition of planning permission can secure this outcome.
- 7.88 The LZC Energy Report details that with the inclusion of photo-voltaic panels generating renewable energy on the roof of the building, carbon demand is reduced by 46.7% and carbon dioxide emissions are reduced by 36%. This exceeds the 35% required London Plan Policy 5.2 and the relevant Energy Assessment Guidance published by the Mayor of London in October 2018. The proposal has been revised since the publication of the LZC report, including more PV panels to the roof, which would result in a greater performance with respect to reducing carbon use and carbon dioxide emissions.
- 7.89 The proposal occupies an area that is comprised of predominantly impermeable surfacing at present. The design ensures that the flow of surface water discharge from the site would be halved and managed within existing rainwater infrastructure

servicing the school. This takes into account additional surcharge predicted to be generated attributable to climate changes.

- 7.90 The Council as the Lead Local Flood Authority have confirmed that there is no objection to approving the development with respect to impacts upon localised flood risk and long-term sustainability with respect to local flood risk impacts, subject to conditions regarding approval of detailed surface-water drainage systems and proof that appropriate maintenance provisions are in place.

Jubilee sports ground site

- 7.91 This site is located within known Flood Zones as mapped by the Environment Agency. The Environment Agency have not objected to the proposal.
- 7.92 The design of the MUGA's includes permeable surfaces, and includes storage to store rainwater from a 1 in 100 year flood event plus 40% for climate change. The discharge rate is restricted to as low as practically possible, 2 litres/second. This is acceptable to the Council as the Lead Local Flood Authority, subject to conditions regarding approval of detailed surface-water drainage systems and proof that appropriate maintenance provisions are in place.
- 7.93 The Lighting Report submitted with the application details that the lighting design must achieve a high level of energy efficiency. As a result, lights will be on timers to reduce energy usage and lighting masts and number of lamps have been spread to ensure adequate illuminance for intended use whilst also achieving energy efficiency. The operation of the lighting will be secured by way of condition. Considering this, the lighting is considered to be suitably energy efficient.
- 7.94 Overall, in relation to both sites, the proposal is considered to suitably reduce its environmental footprint through specific design measures deliberately included so that the building can achieve a BREEAM rating of Excellent. Renewable energy usage is included for the building and water would be stored on-site which, along with other measures, will reduce water discharge from the building and associated landscaping. The combination of these measures is considered to ensure the building would be suitably sustainable for its lifetime, subject to a BREEAM 'Excellent' rating achievement condition and surface water conditions. For the same reason, the proposal is considered to be consistent with the aforementioned policies in paragraph 7.77.

Other environmental and ecological impacts

- 7.95 Both sites are relatively large in comparison to their surroundings, and therefore have more likelihood of having been used during war time and containing unexploded ordnances (UXO's). An electromagnetic survey has been carried out by Fellows UXO consultants in relation to the recently-approved hockey pitch at the southern end of the Jubilee site, which covered the location of the MUGA's proposed at the Jubilee ground. The risk of encountering any UXO's can be acceptably lowered through compliance with recommended conditions on this matter, as informed by expert consultant advice.
- 7.96 Multiple contamination and geotechnical assessments have been carried out by appropriately-qualified consultants in relation to both sites. These reports have been reviewed by Council's Environmental Health (Contamination) Officer, who has confirmed that subject to standard contamination conditions, there is no fundamental objection to the proposed development following the prescribed construction

methodology. The Environment Agency has also confirmed there is no objection to the proposed development on either site, subject to a similar standard condition.

- 7.97 The submitted reports provide the necessary confidence that the proposed development is environmentally feasible with respect to the above considerations. However, further testing would be necessary prior to development commencing, which can be appropriately secured and ensured by conditions of planning permission.
- 7.98 An ecological impact assessment has been submitted with the application. This has been reviewed by Council's Ecology and Open Space Manager. The assessment addresses protected species including bats, birds and badgers, with their being no concern from the consulting ecologist in terms of interruption to habitat subject to a condition ensuring any trees removed (one tree is proposed to be removed) must be done so outside of breeding bird season. The only concern from Council's Ecology and Open Space Manager related to lighting impacts upon certain habitats near the Jubilee site. Having reviewed further the lux contour plan provided with the lighting report, there are no objections from Council's Ecology and Open Space Manager subject to ensuring appropriate construction of the proposed living roof to the proposed building at the main school site.
- 7.99 One tree is proposed to be removed. No objection has been raised on ecological grounds regarding the loss of habitat. Tree removal is discussed in relation to landscaping and neighbourhood character in paragraph 7.24.
- 7.100 For the above reasons, the proposal is considered to be acceptable with respect to other environmental and ecological impacts and consistent with identified policy, subject to conditions of planning permission.

8.0 Local Finance Considerations

- 8.1 Under Section 70(2) of the Town and Country Planning Act 1990 (as amended), a local finance consideration means:
- (a) a grant or other financial assistance that has been, or would or could be, provided to a relevant authority by a Minister of the Crown; or
 - (b) sums that a relevant authority has received, or would or could receive, in payment of Community Infrastructure Levy (CIL).
- 8.2 The weight to be attached to a local finance consideration remains a matter for the decision maker.
- 8.3 The Mayor of London's CIL is therefore a material consideration. CIL would be payable on this application and the applicant has completed the relevant liability form.

9.0 Equalities Considerations

- 9.1 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 9.2 In summary, the Council must, in the exercise of its function, have due regard to the need to:

- (a) eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
 - (b) advance equality of opportunity between people who share a protected characteristic and those who do not;
 - (c) foster good relations between people who share a protected characteristic and persons who do not share it.
- 9.3 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the decision maker, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.
- 9.4 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <https://www.equalityhumanrights.com/en/publication-download/technical-guidance-public-sector-equality-duty-england>
- 9.5 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
1. The essential guide to the public sector equality duty
 2. Meeting the equality duty in policy and decision-making
 3. Engagement and the equality duty
 4. Equality objectives and the equality duty
 5. Equality information and the equality duty
- 9.6 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at: <https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance>
- 9.7 The planning issues set out above do not include any factors that relate specifically to any of the equalities categories set out in the Act, with the exception of disabled access which is provided for in the design, and therefore it has been concluded that there is no impact on equality to any person.

10.0 Human Rights Implications

- 10.1 In determining this application the Council is required to have regard to the provisions of the Human Rights Act 1998. Section 6 of the Human Rights Act 1998

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

- Peaceful enjoyment of property
- Right to a fair trial
- Right to respect for private and family life

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

10.3 Members need to satisfy themselves that the potential adverse amenity impacts are acceptable and that any potential interference with convention rights would be legitimate and justified. Both public and private interests are to be taken into account in the exercise of the local planning authority's powers and duties. Any interference with a Convention right must be necessary and proportionate. Members must therefore, carefully consider the balance to be struck between individual rights and the wider public interest. This application has the legitimate aim of providing a new building for educational use. The rights potentially engaged by this application, are not considered to be unlawfully interfered with by this proposal.

11.0 CONCLUSION

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

11.2 Officers consider that the proposal holds no material inconsistency with relevant planning policy, nor does it generate any material adverse environmental or social impacts. The design, considering scale and mass placement, relationship to existing buildings and surrounding external spaces and setting, three-dimensional detailing and material palette, of the buildings at the main school site are considered to be suitably high quality and appropriate for the sensitive and prominent context of that site. The heritage value of the buildings and setting of the school site, and distribution of open-space and associated structures at the Jubilee site, has been carefully considered. There would be no material additional trips to the school by car as a result of the proposal, and sufficiently low trips to the Jubilee ground so as to not materially adversely impact the surrounding on-street parking resource or general traffic congestion. Neighbouring amenity will be appropriately preserved, and the proposed development at both sites ensure long-term sustainability with respect to flood risks, addressing contamination, and energy efficiency. Therefore having had regard to all material planning considerations, approval of the scheme is able to be recommended by Council Planning Officers, subject to the recommended conditions.

12.0 RECOMMENDATION

GRANT PERMISSION subject to the following conditions:-

Conditions:

1. Time Limit for Commencement:

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2. Total completion of development:

The use of the new Junior school/STEM block hereby approved at the main school site shall not be used or occupied for educational purposes until the four floodlit MUGA's at the Jubilee sports ground site have been completed and are ready to be used.

Reason: To ensure one development is completed and the other not being completed, when it is necessary for both developments to be completed to justify the approval of the planning permission with respect to the availability of sporting facilities.

3. Approved Plans and Documents:

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

DUNSC-1001-P05 Site Location Plan
DUNSC-1002-P04 Existing Site Plan
DUNSC-1006-P01 Existing Block Plan
DUNSC-1007-P01 Proposed Block Plan
DUNSC-2001-P09 Proposed Lower Ground Floor Plan
DUNSC-2002-P10 Proposed Upper Ground Floor Plan
DUNSC-2003-P10 Proposed First Floor Plan
DUNSC-2004-P10 Proposed Second Floor Plan
DUNSC-2011-P02 Proposed Substation
DUNSC-2015-P01 Existing Lower Ground (Former Headmaster's House)
DUNSC-2016-P01 Existing Upper Ground (Former Headmaster's House)
DUNSC-2017-P01 Existing First Floor (Former Headmaster's House)
DUNSC-2018-P01 Existing Roof Plan (Former Headmaster's House)
DUNSC-2021-P02 Demolition/Refurbishment (Former Headmaster's House)
DUNSC-2022-P02 Demolition/Refurbishment (Former Headmaster's House)
DUNSC-2023-P02 Demolition/Refurbishment (Former Headmaster's House)
DUNSC-2024-P02 Demolition/Refurbishment (Former Headmaster's House)
DUNSC-2051-P01 Proposed Lower Ground Floor Plan (1/2)
DUNSC-2052-P01 Proposed Lower Ground Floor Plan (2/2)
DUNSC-2053-P01 Proposed Upper Ground Floor Plan (1/2)
DUNSC-2054-P01 Proposed Upper Ground Floor Plan (2/2)
DUNSC-2055-P01 Proposed First Floor Plan (1/2)
DUNSC-2056-P01 Proposed First Floor Plan (2/2)
DUNSC-2057-P01 Proposed Second Floor Plan (1/2)
DUNSC-2058-P01 Proposed Second Floor Plan (2/2)
DUNSC-3003-P01 Proposed Elevations - Material Precedent
DUNSC-3010-P01 Proposed Brickwork Details
DUNSC-3015-P01 Existing Elevations (Former Headmaster's House)

DUNSC-3016-P01 Existing Elevations (Main College)
DUNSC-3021-P01 Demolition/Refurbishment (Former Headmaster's House)
DUNSC-4015-P01 Existing Sections (Former Headmaster's House)
DUNSC-6601-P01 CDM Site Access & Maintenance Strategy
DUNSC-6602-P01 CDM Building Access & Maintenance) Strategy
DUNSC-7531-P01 Proposed Green Roof Details
DUNSC-7752-P01 Junior School Entrance – Silicone Glazing Details
DUNSC-9101-P03 Visual 01
DUNSC-9102-P03 Visual 02
DUNSC-9103-P02 Visual 03
DUNSC-9104-P02 Visual 04
DUNSC-9105-P02 Visual 05
DUNSC-9106-P02 Visual 06
DUNSC-9107-P03 Visual 07
DUNSC-9108-P01 Visual 08
wwa-1804-LL-105 Rear Courtyard Layout Plan
wwa-1804-LL-107 Whole Site Layout Plan
wwa-1804-LL-119 Junior School Frontage Layout
wwa-1804-LL-129 MUGA Layout Plan (Jubilee)
wwa-1804-LL-132 Nursery Play Layout Plan
wwa-1804-LL-133 Jubilee MUGA – Site Location Plan
wwa-1804-LL-134 College MUGA Layout
wwa-1804-LL-135 Jubilee Location Plan
wwa-1804-LL-136 Habitat Enhancement Plan
wwa-1804-LP-301 Rear Courtyard Planting Plan
wwa-1804-LP-302 Junior School Frontage Planting Plan
wwa-1804-LD-501 Weldmesh Detail
wwa-1804-LD-502 Tree Pit Details
wwa-1804-Lse-401 Rear Courtyard Sections
wwa-1804-Lse-402 Jubilee Ground MUGA Sections
wwa-1804-Lse-403 Junior School MUGA Sections
wwa-1804-Lse-404 Landscape Section – MUGA, Trees and Raised Terrace
wwa-1804-doc-601 MUGA Soft Landscape Maintenance Programme
wwa-1804-doc-602 Main Site Landscape Management and Maintenance Plan
wwa-1804-doc-603 Outline Specification
wwa-1804-doc-605 Image booklet
BREEAM Pre-Assessment (St. Dunstan's College) (November 2018), prepared by Blew Burton;
Energy Assessment (St. Dunstan's College), prepared by Pinnacle ESP;
Air Quality Assessment (St. Dunstan's College) (November 2018), prepared by FAE Environment and Aether Consultants;
Flood Risk Assessment & Drainage Impact Assessment (St. Dunstan's College), prepared by Price & Myers;
Flood Risk Assessment (St. Dunstan's Jubilee Ground), prepared by Campbell Reith;
Drainage Impact Assessment (St. Dunstan's Jubilee Ground), prepared by Campbell Reith;
Lighting Assessment Report (St. Dunstan's Jubilee Ground), prepared by Silcock Dawson & Partners;
Acoustic Feasibility Report (St. Dunstan's College), prepared by RBA Acoustics;
Acoustic Feasibility Report (St. Dunstan's Jubilee Ground), prepared by RBA Acoustics;
Arboricultural Implications Assessment & Updated and Enhanced Report on Tree Inspections (St. Dunstan's College), prepared by Broad Oak Tree Consultants Limited;

Arboricultural Implications Assessment (St. Dunstan's Jubilee Ground), prepared by Broad Oak Tree Consultants Limited;
Draft Construction Management Plan (November 2018), prepared by St. Dunstan's College, received 19.11.18.

Transport Assessment, Rev F2, prepared by Campbell Reith;
School Travel Plan (St. Dunstan's College) (September 2018), prepared by St. Dunstan's College, Issue 1;
School Travel Plan (St. Dunstan's Jubilee Ground) (November 2018), Rev F10, prepared by Campbell Reith, received 13.12.18.

DUNSC-2005-P10 Proposed Roof Plan
DUNSC-2059-P02 Proposed Roof Plan (1/2)
DUNSC-2060-P02 Proposed Roof Plan (2/2)
DUNSC-3001-P05 Proposed GA Elevations
DUNSC-3005-P02 Proposed GA Elevations (1/2)
DUNSC-3006-P02 Proposed GA Elevations (2/2)
DUNSC-4001-P05 Proposed GA Sections 1
DUNSC-4002-P05 Proposed GA Sections 2
DUNSC-4003-P05 Proposed GA Sections 3, received 7.01.19.

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

4. Sports Facilities Community Use Agreement

- (a) Prior to first use of the new MUGAs at the Jubilee sports ground or the re-arranged playing fields at the main school site hereby approved, a community use agreement prepared in consultation with Sport England shall have been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to all grass pitches at the Jubilee sports ground site, the playing fields at the main school site and the four floodlit MUGA's at the Jubilee sports ground site hereby approved (including access to changing facilities and parking at both sites) and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.
- (b) The grass pitches at the Jubilee Sports Grounds, the playing fields at the main school site and the Multi-Use Games Area at the Jubilee Ground (including access to changing facilities and parking at both sites) shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facilities, and to ensure sufficient benefit to the development of sport in accordance with Policy 19 Provision and maintenance of community and recreational facilities of the Core Strategy (2011) and DM Policy 41 Innovative community facility provision of the Development Management Local Plan (2014) within the Lewisham Local Development Framework.

Main School Site Conditions

5. Construction Management:

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) Monitoring of the efficacy noise, dust and vibration mitigation measures during construction, including method, potential response actions, and frequency of monitoring.
- (e) 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, how these will be managed and coordinated to reduce the impact of construction-related activity upon the surrounding road network.
 - (iii) Measures to deal with safe pedestrian movement.
- (f) Security Management (to minimise risks of unauthorised personnel entering the site).
- (g) Details of the training of site operatives to follow the Construction Management Plan requirements.
- (h) Hazardous substance use and storage on the site, specifically fuel types to be used by mobile plant and where re-fuelling and storage of fuel would take place. Ultra Low Sulphur Diesel should be used for construction mobile plant.
- (i) Temporary provision of parking spaces for any permanent on-site parking demand, either elsewhere on-site or at the Jubilee sports ground site owned by the school.
- (j) Swept path diagrams to demonstrate forward exiting of construction vehicles from the site.
- (k) Measures to mitigate the extent of space needed, and time occupied, within the playing fields during the construction programme so as to minimise disruption to the use of the playing fields during the construction programme.

The development must be carried out in accordance with the approved Construction Management Plan.

Reason: In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which would minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Policy 5.3 Sustainable design and construction, Policy 6.3 Assessing effects of development on transport capacity and Policy 7.14 Improving air quality of the London Plan (2015).

6. Tree Protection During Construction:

No development shall commence on site until a Tree Protection Plan (TPP) has been submitted to and approved by the Council. The TPP should follow the recommendations set out in BS 5837:2012 (Trees in relation to design, demolition and construction – Recommendations). The TPP should clearly indicate on a dimensioned plan superimposed on the building layout plan and in a written schedule details of the location and form of protective barriers to form a construction exclusion zone, the extent and type of ground protection measures, and any additional measures needed to protect vulnerable sections of trees and their root protection areas where construction activity cannot be fully or permanently excluded. Changes in levels across the site, and details of the material type and permeability where surface materials are being changed, must be detailed on the drawing to accompany the TPP.

Reason: 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 DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

7. Land stability and safety:

- (a) A detailed Unexploded Ordnance (UXO) Risk Assessment must be conducted at the school site. The Detailed UXO Risk Assessment must be carried out by a suitably qualified person (UXO specialist), and must be submitted to and approved in writing by the local planning authority prior to the commencement of excavation at the school site.
- (b) A UXO-qualified banksman must supervise all proposed excavation work hereby approved for the duration of excavation work at the school site, unless the documentation required to be submitted under condition 7(a) above indicates that the supervision of a UXO banksman during construction is not required.

Reason: To ensure the stability of the land to be developed, and the safety in the short-term (construction workers) in completing the project.

8. Drainage – Prior to installation:

Prior to the installation of the drainage system of the MUGA's and the building hereby approved at the main school site, detailed design drawings of all components of the drainage system including storage components to serve the main school site must be submitted to and approved by the local planning authority in consultation with the Lead Local Flood Authority.

Reason: To ensure the appropriate reduction to the risk of flooding to the building hereby approved and the flood risk at neighbouring properties, in accordance with Policy 10 Managing and reducing the risk of flooding.

9. Piling

- (a) No piling or any other foundation designs using penetrative methods shall take place, other than with the prior written approval of the local planning authority
- (b) Details of any such operations must be submitted to and approved in writing by the local planning authority **prior to commencement** of development on site and shall be accompanied by details of the relevant penetrative methods.

- (c) Any such work shall be carried out only in accordance with the details approved under part (b).

Reason: To prevent pollution of controlled waters and to comply with Core Strategy (2011) Policy 11 River and waterways network and Development Management Local Plan (November 2014) DM Policies 26 Noise and Vibration and 28 Contaminated Land.

10. Sustainability - BREEAM Rating:

- (a) The buildings hereby approved shall achieve a minimum BREEAM Rating of 'Excellent'.
- (b) No development shall commence above ground until a Design Stage Certificate for the building Junior school/STEM building hereby approved (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 (a).
- (c) Within 3 months of occupation of the Junior School/STEM building, 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 (a) for that specific building.

Reason: 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 (2016) and Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

11. Site Contamination:

- (a) The development shall be carried out in accordance with the advice and recommendations of the 'Desk Study and Ground Investigations Report' prepared by GEA Consultants dated September 2018 submitted with the application, and certified as having been completed by a suitably qualified person (contamination consultant) and verified in accordance with the requirements of condition (f) below.
- (b) A topsoil/surface strip and removal to a depth of 250mm of all areas to be subject to development at the school site must be completed prior to the construction of the building or MUGA foundations, to adhere to the clarification information provided by the applicant dated 11.12.18. This must be certified as having been completed by a suitably qualified person (contamination consultant) and verified in accordance with the requirements of condition (f) below.
- (c) Any soil or other ground material imported as part of final landscaping must be recorded and validated as chemically clean in terms of LQM/CIEH Suitable 4 Use Levels for education and recreational land-use scenarios by a suitably qualified person (contamination consultant) prior to being deposited as part of the landscaping scheme, and verified in accordance with the requirements of condition (f) below.
- (d) If during any works on the site as authorised by this planning permission, contamination is encountered which has not previously been identified ("the new contamination") the Council shall be notified immediately and the terms of paragraph (e) below, 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 (e) below have been complied with in relation to the new contamination.

- (e) If condition (d) above is triggered at any time in undertaking the development hereby approved, no further development of buildings and landscaping hereby approved shall proceed 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, in consultation with the Environment Agency.
 - (iii) The required remediation scheme implemented in full.
- (f) 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 (Sections (a), (b), and (c) and (d) if applicable, and relevant correspondence (including other regulating authorities and stakeholders involved with the remediation works) to verify compliance requirements, necessary for the remediation of the site have been implemented in full.

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

Reason: To ensure that the local planning authority may be satisfied that potential site contamination is identified and remedied in view of the historical use(s) of the site, which may have included industrial processes and to comply with DM Policy 28 Contaminated Land of the Development Management Local Plan (November 2014).

12. Fixed Plant Noise Mitigation:

- (a) The rating level of the noise emitted from fixed plant on the site shall be 5dB below the existing background level at any time. The noise levels shall be determined at the façade of any noise sensitive property. The measurements and assessments shall be made according to BS4142:2014.
- (b) Installation of fixed plant shall not commence until details of a scheme complying with paragraph (a) of this condition, including specification of all plant to serve the building at the school site, have been submitted to and approved in writing by the local planning authority.
- (c) The development shall not be occupied until the scheme approved pursuant to paragraph (b) of this condition has been implemented in its entirety. Thereafter the scheme shall be maintained in perpetuity.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with DM Policy 26 Noise and vibration of the Development Management Local Plan (November 2014).

13. Design Quality – Architectural Details:

- (a) Notwithstanding the details hereby approved, prior to the completion of the superstructure of the Junior School/STEM building hereby approved, detailed plans at a scale of 1:10 showing window depth, design and joint to brickwork; door depth, design and joint to brickwork; balcony balustrade details and joints between panels and to parapets or other brickwork; and sections of three-dimensional recesses within facades, shall be submitted to and approved in writing by the local planning authority
- (b) The development shall be carried out in accordance with the approved details.

Reason: In order that the local planning authority may be satisfied as to the detailed treatment of the proposal and to comply 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.

14. Design Quality and Landscaping - Materials

- (a) The installation of external cladding materials or the laying of hard landscaping materials shall not commence on site until a detailed schedule and samples of all external materials and finishes (excluding roof materials) to be used on the building and in hard landscaping 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.
- (b) The installation of external cladding materials shall not commence on site until the following has been presented to and approved in writing by the Local Planning Authority:

A constructed sample panel with the mortar mix and bonding of each of the three types of brickwork to be constructed on all facades proposed, including details of how they would age over the next 20 years. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the high design quality demonstrated in the plans and submission is delivered so that local planning authority may be satisfied as to the external appearance of the building and to comply 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.

15. Heritage

All brickwork to remain exposed along the western façade of the Headmaster's House building, inside and outside of the new Junior School/STEM building, must be kept as fair-faced brickwork and not be clad with external treatment such as render, paint or such similar treatment.

Reason: To ensure that the high design quality demonstrated in the plans and submission is delivered so that local planning authority may be satisfied as to the external appearance of the building and to comply with Policy 15 High quality design for Lewisham, and Policy 16 Conservation areas, heritage assets and the historic

environment of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character and Policy 37 Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest.

16. Tree Removal:

The removal of the tree to facilitate the erection of the substation building must be carried out outside of breeding bird season, between the months of September-February inclusive.

Reason: To protect local biodiversity and ecological welfare, in accordance with Policy 12 Open space and environmental assets of the Core Strategy (June 2011) and DM Policy 24 Biodiversity, living roofs and artificial playing pitches.

17. Living Roof:

- (a) The development shall be constructed with a biodiversity living roof laid out in accordance with plan nos. DUNSC-7531-P01 Proposed Green Roof Details hereby approved and maintained thereafter. A minimum settled substrate depth of 100mm must be achieved.
- (b) The living roof shall not be used for any other purpose than a living roof and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.
- (c) Evidence that the roof has been installed in accordance with (a) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development hereby approved.

Reason: To comply with Policies 5.10 Urban greening, 5.11 Green roofs and development site environs, 5.12 Flood risk management, 5.13 Sustainable Drainage and 7.19 Biodiversity and access to nature conservation in the London Plan (2015) , Policy 10 managing and reducing flood risk and Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches of the Development Management Local Plan (November 2014).

18. Cycle Parking:

- (a) The educational building (not substation) hereby authorised by this planning permission shall not be occupied until the full details of the cycle parking facilities serving the school site and the Jubilee sports ground site as modified by the development hereby approved have been submitted to and approved in writing by the local planning authority. This includes the number of cycle parking spaces to be available to serve the development, justification for that number, and location of cycle parking spaces.
- (b) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

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

19. Soft Landscaping and Air Pollution Exposure Mitigation:

- (a) A final scheme of soft landscaping around the junior school/STEM building, and all soft landscaping between the southern façade of the building hereby approved and the southern boundary of the site (including details of any trees or hedges to be planted and proposed plant numbers, species, location and size of trees and tree pits) to be implemented as part of the development shall be submitted to and approved in writing by the local planning authority prior to first occupation of the building. Comments on this plan as to the efficacy of all planting measures with respect to further reducing exposure to air pollution within the school site, must be included from a suitably qualified air quality expert, making reference to the findings of the Air Quality Assessment submitted with the application prepared by FAE Environment and Aether Consultants.
- (b) The soft landscaping approved under condition (a) above, must be planted and visibly established, with photographic evidence of this being submitted to and approved by the local planning authority, by the end of the first planting season following first permanent occupation of the Junior School/STEM building.
- (c) Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policy 9 Improving local air quality, Policy 12 Open space and environmental assets, Policy 15 High quality design for Lewisham of the Core Strategy (June 2011), and DM Policy 23 Air quality, DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

20. Air Quality Neutral:

Prior to the occupation of the Junior school/STEM building hereby approved, certification from a suitably qualified person (air quality expert or building services engineer) that the development at the school site is Air Quality Neutral as defined by London Plan Policy 7.14, with reference to the assumptions referred to in Section 3 of the FAE Environment/Aether Consultants report submitted with the application, must be submitted to and approved in writing by the local planning authority.

Reason: To ensure the London Plan target of at least air-quality neutral major developments, to comply with Policy 7.14 of the London Plan (2016), and improve local air quality at the site in compliance with Policy 9 Improving local air quality of the Core Strategy (June 2011), and DM Policy 23 Air quality of the Development Management Local Plan (November 2014).

21. Deliveries and Servicing Plan:

- (a) The development hereby approved at the main school site shall not be occupied until a Delivery and Servicing Plan has been submitted to and approved in writing by the local planning authority.
- (b) The plan shall demonstrate the expected number and time of delivery and servicing trips to the site, with the aim of reducing the impact of servicing activity.

- (c) The approved Delivery and Servicing Plan shall be implemented in full accordance with the approved details from the first occupation of the development and shall be adhered to in perpetuity.

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

22. Travel management – Signage:

The development hereby approved at the main school site shall not be occupied until details of additional signage at the school site to direct and/or signal to parents and visitors to the Junior school the location of the waiting area and reception to the Junior school have been submitted to and approved in writing. The signage must be clear from the main entrance to the site where the reception to the Junior school is located. The submitted details must include the size of the sign and any lettering, and location and angle of the sign to be erected.

Reason: To ensure efficient operation of the vehicular and pedestrian routes within the school in proximity to the entrance from the South Circular Road, in accordance with Policy 14 Sustainable movement and transport of the Core Strategy (2011).

23. School Travel Plan:

- (a) The development hereby approved shall not be occupied until such time as a users Travel Plan, in accordance with Transport for London's 'Travel plan content' guidance 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.
- (b) The Travel Plan(s) shall specify initiatives to be implemented by the development to encourage access to and from the site by a variety of non-car means, shall set targets and shall specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives. The Travel Plan must include use of the buildings/site for any extra-curricular purposes, and must be widened in scope from the submitted travel plan to include risk review of, and reasonable provision to address by way of reporting to the relevant highways authority, any safety hazards or deficiencies in the route used by school children travelling between the school site and the Jubilee site.
- (c) Within the timeframe specified by (a) and (b), evidence shall be submitted to demonstrate compliance with the monitoring and review mechanisms agreed under parts (a) and (b).

Reason: In order that both the local planning authority may be satisfied as to the practicality, viability and sustainability of the Travel Plan for the site and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

24. Drainage – Proof of installation:

No part of the development hereby approved shall be occupied until such time as proof that the approved drainage system serving the main school site has been installed (through provision of photographs and installation contracts) has been submitted to and approved in writing by the local planning authority in consultation with the Lead Local Flood Authority.

Reason: To ensure the appropriate reduction to the risk of flooding to the building hereby approved and the flood risk at neighbouring properties, in accordance with Policy 10 Managing and reducing the risk of flooding of the Core Strategy Local Plan document (2011).

Jubilee sports ground conditions:

25. Construction Management:

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) Monitoring of the efficacy noise, dust and vibration mitigation measures during construction, including method, potential response actions, and frequency of monitoring.
- (e) 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, how these will be managed and coordinated to reduce the impact of construction-related activity upon the surrounding road network.
 - (iii) Measures to deal with safe pedestrian movement.
- (f) Security Management (to minimise risks of unauthorised personnel entering the site).
- (g) Details of the training of site operatives to follow the Construction Management Plan requirements and any Environmental Management Plan requirements
- (h) Hazardous substance use and storage on the site, specifically fuel types to be used by mobile plant and where re-fuelling and storage of fuel would take place. Ultra Low Sulphur Diesel should be used for construction mobile plant.

The development must be carried out in accordance with the approved Construction Management Plan.

Reason: In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which would minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Policy 5.3 Sustainable design and construction, Policy 6.3 Assessing effects of development on transport capacity and Policy 7.14 Improving air quality of the London Plan (2015).

26. Tree Protection During Construction:

No development shall commence on site until a Tree Protection Plan (TPP) has been submitted to and approved by the Council. The TPP should follow the recommendations set out in BS 5837:2012 (Trees in relation to design, demolition and construction – Recommendations). The TPP should clearly indicate on a dimensioned plan superimposed on the building layout plan and in a written schedule details of the location and form of protective barriers to form a construction exclusion zone, the extent and type of ground protection measures, and any additional measures needed to protect vulnerable sections of trees and their root protection areas where construction activity cannot be fully or permanently excluded. Changes in levels across the site, and details of the material type and permeability where surface materials are being changed, must be detailed on the drawing to accompany the TPP.

Reason: 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 DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

27. MUGA Construction Details:

No development shall commence until details of the final construction of, and layout of courts and structures to be erected and used (such as dividers, fences etc.) within, the Multi-Use Games Areas have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. A section of the layered construction of the MUGA surface must also be included. The Multi-Use Games shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Policy 19 Provision and maintenance of community and recreational facilities of the Core Strategy (2011) and DM Policy 41 Innovative community facility provision of the Development Management Local Plan (2014) within the Lewisham Local Development Framework.

28. Drainage – Prior to installation:

Prior to the installation of the drainage system of the MUGA's hereby approved at the Jubilee sports ground site, detailed design drawings of all components of the drainage system including storage components to serve the site must be submitted to and approved by the local planning authority in consultation with the Lead Local Flood Authority.

Reason: To ensure the appropriate reduction to the risk of flooding to the sports facilities hereby approved and the flood risk at neighbouring properties, in accordance with Policy 10 Managing and reducing the risk of flooding.

29. Land stability and safety:

A UXO-qualified banksman must supervise all proposed excavation work hereby approved for the duration of excavation work.

Reason: To ensure the stability of the land to be developed, and the safety in the short-term (construction workers) in completing the project.

30. Site Contamination:

- (a) The development shall be carried out in accordance with the advice and recommendations contained within 'Recommendations for Further Work' within the report 'Jubilee Ground Multi Use Games Area – Geoenvironmental and Geotechnical Desktop Study' prepared by Campbell Reith Consultants dated October 2018 submitted with the application, and certified as having been completed by a suitably qualified person (contamination consultant) and verified in accordance with the requirements of condition (f) below.
- (b) Any soil or other ground material imported as part of final landscaping must be recorded and validated as chemically clean in terms of LQM/CIEH Suitable 4 Use Levels for education and recreational land-use scenarios by a suitably qualified person (contamination consultant) prior to being deposited as part of the landscaping scheme, and verified in accordance with the requirements of condition (e) below.
- (c) If during any works on the site as authorised by this planning permission, contamination is encountered which has not previously been identified ("the new contamination") the Council shall be notified immediately and the terms of paragraph (d) below, 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 (d) below have been complied with in relation to the new contamination.
- (d) If condition (c) above is triggered at any time in undertaking the development hereby approved, no further development of buildings and landscaping hereby approved 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 in consultation with the Environment Agency.
 - (iii) The required remediation scheme implemented in full.
- (e) 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 (Sections (a), (b), and (c) and (d) if applicable, and relevant correspondence (including other regulating authorities and stakeholders involved with the remediation works) to verify compliance requirements, necessary for the remediation of the site have been implemented in full.

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

Reason: To ensure that the local planning authority may be satisfied that potential site contamination is identified and remedied in view of the historical use(s) of the site, which may have included industrial processes and to comply with DM Policy 28 Contaminated Land of the Development Management Local Plan (2014).

31. Lighting:

The floodlighting of the MUGA's hereby approved at the Jubilee site must be installed, in accordance with the report 'Lighting Assessment Report for St Dunstan's College External MUGA Pitch Lighting' prepared by Silcock Dawson and Partners so as to ensure compliance with the lux contour plan accompanying that report (Drawing No. 160210 E100 T8 dated March 2017). The lighting must be operated in compliance with this condition in perpetuity.

Reason: To ensure that the lighting hereby approved does not cause unreasonable light spill or glare impacts upon neighbouring amenity, or adverse ecological impacts, in accordance with DM Policy 27 Lighting of the Development Management Local Plan (2014).

32. Drainage – Proof of installation:

The commencement of the use of the MUGA's hereby approved at the Jubilee sports ground site shall not occur until such time as proof that the approved drainage system serving the main school site has been installed (through provision of photographs and installation contracts) has been submitted to and approved in writing by the local planning authority in consultation with the Lead Local Flood Authority.

Reason: To ensure the appropriate reduction to the risk of flooding to the building hereby approved and the flood risk at neighbouring properties, in accordance with Policy 10 Managing and reducing the risk of flooding of the Core Strategy Local Plan document (2011).

33. Access arrangements

The commencement of the use of the MUGA's hereby approved at the Jubilee sports ground site shall not commence until details of the management and availability of the pedestrian gate and stairs connecting the playing fields at the Jubilee sports site and Catford Road to school and community users have been submitted to and approved by the local planning authority.

Reason: To ensure adequate and convenient access for all users of Jubilee sports ground to the school site and important public transport stops and stations, including persons parking at the Jubilee sports ground site and walking to the school site, to ensure compliance with Policy 14 Sustainable movement and transport of the Core Strategy (2011).

34. Noise and Lighting – Hours of Operation:

The MUGA development hereby approved shall only be used between the hours of 8am and 10pm on any day of the week.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Policies DM 26 Noise and vibration and DM 27 Lighting of the Development Management Local Plan (November 2014).

Informatives

- A. **Positive and Proactive Statement:** The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted. The application was the subject of pre-application meeting discussions, and further amendments to the design were made during the processing of the application to improve the quality of design of the building.
- B. The applicant is advised that any works associated with the implementation of this permission (including the demolition of any existing buildings or structures) would constitute commencement of development. Further, all pre commencement conditions attached to this permission must be discharged, by way of a written approval in the form of an application to the Planning Authority, before any such works of demolition take place.
- C. As you are aware the approved development is liable to pay the Community Infrastructure Levy (CIL) which would be payable on commencement of the development. Before development commences you must submit a '**CIL Commencement Notice form**' to the council. You should note that any claims for relief, where they apply, must be submitted and determined prior to commencement of the development. Failure to follow the CIL payment process may result in penalties. More information on CIL is available at: - <http://www.lewisham.gov.uk/myservices/planning/apply-for-planning-permission/application-process/Pages/Community-Infrastructure-Levy.aspx>
- D. Applicants are advised to read 'Contaminated Land Guide for Developers' (London Borough's Publication 2003), on the Lewisham web page, before complying with the above condition. All of the above must be conducted in accordance with DEFRA and the Environment Agency's (EA) - Model Procedures for the Management of Land Contamination.

Applicants should also be aware of their responsibilities under Part IIA of the Environmental Protection Act 1990 to ensure that human health, controlled waters and ecological systems are protected from significant harm arising from contaminated land. Guidance therefore relating to their activities on site, should be obtained primarily by reference to DEFRA and EA publications.

- E. You are advised to contact the Council's Drainage Design team on 020 8314 2036 prior to the commencement of work.
- F. It is expected that the submitted draft Construction Management Plan would form the basis of the final Construction Management Plan, updated to address all the matters specified in the relevant condition as well as incorporating best practice measures recommended in Lewisham's Good Practice Guide - Control of pollution and noise from demolition and construction sites, and the London Plan Supplementary Planning Guidance - The control of dust and emissions during construction and demolition (July 2014).
- G. EA Informative - Flood risk

We note that the development site at St Dunstan's college lies within Flood Zone 1 which is defined as having a 'low probability' of river and sea flooding by the 'flood risk and coastal change' section of the national Planning Practice Guidance (PPG) (Table 1: flood zones of the flood zone and flood risk tables). Accordingly, we have no concerns with respect to these development proposals.

We also note that the proposals at the sports ground are situated within Flood Zone 3 which is defined as having a 'high probability' of river and sea flooding by the 'flood risk and coastal change' section of the national PPG (Table 1: flood zones of the flood zone and flood risk tables). We further note that the proposed development would likely be classified as 'less vulnerable' and 'water compatible' by the 'flood risk and coastal change' section of the national PPG (Table 2: flood risk vulnerability classification of the flood zone and flood risk tables). We note that the proposals ensure that there will be no loss in floodplain storage, and that levels within the floodplain will be at or below that of the existing ground level.

H. EA Informative - Groundwater and land contamination

We consider that the submitted 'desk study and ground investigation report' by Geotechnical & Environmental Associates Ltd (dated September 2018 with reference J18154) regarding the school and STEM building and the submitted 'geoenvironmental and geotechnical desktop study' by Campbell Reith Hill LLP (dated 05 October 2018 with reference 12478) regarding the sports ground have been carried out in line with relevant guidance. We can confirm that the recommendations and analysis of risks and liabilities detailed in the submitted documentation are agreed in principle.

- I. With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water to which we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.
https://urldefense.proofpoint.com/v2/url?u=https-3A_developers.thameswater.co.uk_Developing-2Da-2Dlarge-2Dsite_Apply-2Dand-2Dpay-2Dfor-2Dservices_Wastewater-2Dservices&d=DwIDA&c=OMjwGp47Ad5otWI0_lpOg&r=A6bK4sK7myXptjA_uaaZPj7OE6BO0ng5QMu-6ha_RdQ&m=-yqeDakAx-xUVNQ07xGFITtSCv0O80f5HSybceucJzU&s=9LMqtVg5p0N1elsbmxo3XQafjUeNVx_tlrHVZt1eyh1M&e=
- J. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- K. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.
https://urldefense.proofpoint.com/v2/url?u=https-3A_developers.thameswater.co.uk_Developing-2Da-2Dlarge-2Dsite_Planning-2Dyour-2Ddevelopment_Working-2Dnear-2Dor-2Ddiverting-2Dour-2Dpipes&d=DwIDA&c=OMjwGp47Ad5otWI0_lpOg&r=A6bK4sK7myXptjA_uaaZPj7OE6BO0ng5QMu-6ha_RdQ&m=-yqeDakAx-xUVNQ07xGFITtSCv0O80f5HSybceucJzU&s=fZmL4-OmZbNb0_AbfbVOltRqwU_apqB4yEOcbZPWxy4&e=. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

- L. There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.
https://urldefense.proofpoint.com/v2/url?u=https-3A_developers.thameswater.co.uk_Developing-2Da-2Dlarge-2Dsite_Planning-2Dyour-2Ddevelopment_Working-2Dnear-2Dor-2Ddiverting-2Dour-2Dpipes&d=DwIDAw&c=OMjwGp47Ad5otWI0_lpOg&r=A6bK4sK7myXptjA_uaaZPj7OE6BO0ng5QMu-6ha_RdQ&m=-yqeDakAx-xUVNQ07xGFITtSCv0O80f5HSybceucJzU&s=fZmL4-OmZbNb0_AbfbVOltRqwU_apqB4yEOcbZPWxy4&e
- M. Guidance on preparing Community Use Agreements is available from Sport England.
<http://www.sportengland.org/planningapplications/>
- N. The MUGA's are granted without any conditions relating to noise on the basis that hockey is not proposed to be played on the MUGA's hereby approved. If that changes in the future, an amendment to the planning application will be necessary.