

Committee	STRATEGIC PLANNING COMMITTEE (ADDENDUM)	
Report Title	Industrial Estate, Juno Way, London, SE14 5RW	
Ward	New Cross	
Contributors	Patrycja Ploch	
Class	PART 1	13 July 2021

1 **ADDENDUM**

1 This report sets out an addendum to the committee agenda published on 5 July 2021 in respect of Strategic Planning Committee that will take place on 13 July 2021. The report outlines amendments to Item 3, as set out below.

2 **ITEM 2 – INDUSTRIAL ESTATE, JUNO WAY, LONDON, SE14 5RW**

Amendments to the proposed Head of Terms

CPZ consultation and implementation £15,000 payable upon commencement

2 The agenda report sets out that a Controlled Parking Zone is required and that a financial obligation secured to implement and consult.

3 Following further discussions with the Councils Highways Team, regarding how a CPZ would be implemented. The Highways Officer has stated:

4 *The site isn't located within a Controlled Parking Zone, and the site has a public transport accessibility level (PTAL) of 1a, which is considered a very poor level of accessibility. So, the proposal has the potential to generate a greater number of vehicle trips and associated parking demand, when compared to a location with a good PTAL.*

5 *The proposal will provide operational off-street parking, but in accordance with London Plan policy will provide no staff parking, except for disabled car parking.*

6 *Given the lack of parking controls in the vicinity of the site, in particularly on Landman Way. It is considered necessary to seek measures to minimise the impact of any overspill parking generated by the proposal. Particularly as overspill parking could impact on the operational requirements of Landman Way.*

7 *As a result, a contribution is required towards the implementation of parking controls on Landman Way, secured by obligation.*

8 The costs for introducing parking controls is £7,500. This will cover the cost of making the Traffic Order for permanent restrictions, the production of the Traffic Order drawings, installation of yellow lines and associated signage. This is considered to be sufficient and reasonable mitigation to restrict any future overspill parking that may result from the development.

9 It is recommended to remove the 'CPZ consultation and implementation contribution' and replace it with a parking controls contribution totalling £7,500 to make a Traffic Order for permanent parking restrictions at Landman Way.

Revised Energy Strategy

10 *A revised energy strategy shall be submitted for consideration at reserved matters application is submitted for later determination. The energy strategy should seek to use innovative and sustainable technology. In the event, that the energy strategy fails to demonstrate that the scheme will reduce its carbon emissions to zero, the applicant will be required to pay a financial contribution in line with the Lewisham's Planning Obligation SPD. The estimated amount that would need to be paid will be calculated at that stage.*

11 The applicant has requested that the trigger be amended from submission of reserved matters to prior to commencement. This would allow additional time for the energy strategy to be produced, which officers raise no objection. The trigger is therefore recommended to be proposed to:

A revised energy strategy shall be submitted and approved prior to commencement of development. The energy strategy should seek to use innovative and sustainable technology. In the event, that the energy strategy fails to demonstrate that the scheme will reduce its carbon emissions to zero, the applicant will be required to pay a financial contribution in line with the Lewisham's Planning Obligation SPD. The estimated amount that would need to be paid will be calculated at that stage.

Future connection to SELCHP heat network line. At a minimum, the Council would accept ductwork to the boundary edge

12 This is no longer considered necessary, as the pipework and ducting is secured under condition 35. So therefore this is to be removed from the Heads of Terms.

13 Other Heads of Terms, as set out in the main agenda are unchanged.