



SEAVINGTON HOUSE CHAMPION HOUSE Planning Statement

Version 1.0



Contents

INTRODUCTION.....	3
SITE AND SURROUNDING AREA.....	4
PLANNING HISTORY	5
PLANNING PROPOSALS.....	10
AFFORDABLE HOUSING STATEMENT.....	11
PLANNING POLICIES.....	10
JUSTIFICATION FOR THE PROPOSALS.....	16
SUMMARY AND CONCLUSIONS.....	21

1. INTRODUCTION

The London Borough of Southwark has committed to building 11,000 new affordable homes by 2043 with 1,500 built by 2018.

This application is part of the New Homes Delivery Programme which together with other corporate programmes will deliver more affordable housing within the borough. This site is one of a number of council owned sites that will be brought forward for development in consultation with local residents to support the delivery of the Fairer Future Promise – Quality affordable homes.

This statement provides information in support of a full planning application submitted on behalf of Southwark Council in respect of the redevelopment of the site for 36 new homes. Redevelopment of the site would increase housing supply in accordance with strategic objectives established in the Core Strategy and provide a valuable contribution towards the delivery of affordable housing.

2. SITE AND SURROUNDING AREA

The application site forms part of the Champion Hill Estate and is located on the corner of Dog Kennel Hill and Champion Hill. The existing site comprises a block of garages and the existing 2 storey block of Seavington House. The site slopes towards the south, with a major traffic junction crossing separating the north, south, east and west sections of the road.

Directly opposite the site is a six storey development (Flats 1-15 Mary Seacole House) which comprises 15 residential units and Dog Kennel Hill Primary School. The East Dulwich Estate lies to the south east.

The area is predominately residential and characterised by a mix of post-war estates and 1930's semi detached houses. There is a vacant plot adjoining the site to the south, for which planning permission was granted in 2011, the permission has been implemented, but there is nothing built above ground. The site is within the Urban Density Zone, where the density range is between 200 – 700 (habitable rooms per hectare).

The site has good direct transport links to the city by way of East Dulwich and Denmark Hill mainline stations. Both of the stations can be reached within a 5- 7 minute walk. Directly opposite the site is a bus stop that offers links in both directions. The site also has neighbourhood amenities close by with a supermarket, crèche, school, gym recreational area, park and health centre all within a 5-7 minute walk. There are also shops and further amenities within Lordship Lane and Camberwell. The site achieves a Public Transport Accessibility Level (PTAL) rating of 4 / 5 and as such is considered to have a 'good' or 'very good' level of public transport accessibility.

To the north and east from the junction upon which the site sits extends lies the Camberwell Grove Conservation Area. In this location the conservation area is characterised by its substantial mature landscape and a number of paired villas and terraced properties set well back from the street. Other designated heritage assets nearby include the Grade II Listed Nos 197, 199 and 201 Grove Lane and 47 Champion Hill, both around 80m away from the site on the opposite side of the road.

3. PLANNING HISTORY

There is no relevant planning history affecting this site.

Planning history of adjoining sites

1A Dog Kennel Hill

17AP4097 – Planning permission (decision pending) Construction of a 5 storey residential building with basement to provide 16 x 2 bed and 6 x 3 bed units (22 units), together with refuse, recycling and secure bicycle storage facilities.

14AP2288 – Certificate of Lawfulness (Existing) granted 25/09/2014 Initial groundworks to planning permission 10-AP-1891 dated 01/04/2011 for: Erection of 5 storey building including basement car park to provide 9 x 3 bedroom houses, private amenity space, soft and hard landscaping and boundary treatment.

10AP1891 - Planning Permission granted 01/04/2011 for the erection of 5 storey building including basement car park to provide 9 x 3 bedroom houses, private amenity space, soft and hard landscaping and boundary treatment.

05AP2192 – Planning permission granted on appeal 25/5/2006 (appealed on grounds of non determination), for demolition of existing house and erection of new residential building comprising 12 units, a mix of 10 x 2 Bed and 2 x 3 Bed, Private Apartments four storey building.

Land at Dog Kennel Hill Primary School, Dog Kennel Hill

04AP0510 – Planning permission granted 2/8/2005 for Erection of 5 storey building fronting Dog Kennel Hill adjoining Walcot House. Providing school accommodation on the ground floor consisting of 4no. class rooms, dining hall, parents room and art/DT room together with five floors of residential accommodation consisting of 15 x 2 bed residential units. Development has been completed and is occupied as Mary Seacole House.

4. PLANNING POLICY

The site falls within the LB of Southwark and any proposal will have to be determined in accordance with the following national, strategic and local planning policies and guidance.

National Policy

National Planning Policy Framework (NPPF) 2012 sets out the Government's planning policies for England and how they will be applied in terms of securing sustainable development. The NPPF is underpinned by a presumption in favour of sustainable development.

The Sections considered relevant to the proposal are set out as follows;

Section 1 – Building a strong , competitive economy

Section 4 – Promoting sustainable transport

Section 6 – Delivering a wide choice of high quality homes

Section 7 – Requiring good design

Section 8 – Promoting healthy communities

Section 11 – Conserving and enhancing the natural environment

Section 12 – Conserving and enhancing the historic environment

National Planning Policy Guidance (NPPG) was published in 2014 by the Government to provide more detailed guidance to support the NPPF.

The NPPG highlights that good design is an integral part of sustainable development. New proposals should reflect this requirement for good design, as set out national, regional and local policy. The guidance further outlines that good design seeks to create places, buildings and spaces which work well for everyone and adapt to the needs of future generations.

The Technical Housing Standards

The Technical Housing Standards came into effect from 1 October 2015, after which all local planning policies relating to accessibility, internal space standards, water and energy efficiency must be in conformity with the equivalent new national standards.

The London Plan (March 2016)

The London Plan policies considered relevant to the proposals are set out below;

- 1.1 Delivering the strategic vision and objective of London
- 2.9 Inner London
- 3.1 Equal life chances for all
- 3.2 Improving health and assessing health opportunities for all
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Children and young peoples play and informal recreation facilities
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.10 Definition of affordable housing
- 3.11 Affordable housing targets
- 3.13 Affordable housing thresholds
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emission
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.11 Green roofs and development site environs
- 5.13 Sustainable drainage
- 5.14 Water quality and waste water infrastructure
- 5.15 Water use and supplies
- 5.17 Waste capacity
- 5.18 Construction, excavation and demolition waste
- 5.21 Contaminated land
- 6.3 Assessing effects of development on transport capacity
- 6.5 Funding Crossrail and other transport initiatives
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture

- 7.14 Improving air quality
- 7.15 Reducing noise and enhancing soundscapes
- 8.1 Implementation
- 8.2 Planning obligations
- 8.3 Community Infrastructure Levy

Mayoral Supplementary Planning Guidance

- Accessible London: Achieving an inclusive environment (2014)
- Sustainable design and construction (2014)
- Planning for equality and diversity (2007)
- The Mayors transport strategy (2010)
- Climate change and energy strategy (2011)
- Shaping neighbourhoods: Play and informal recreation (2012)
- Housing strategy
- Shaping neighbourhoods: Character and context (2014)
- Use of Planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (2013)

Core Strategy 2011

- Southwark's Core Strategy sets out the overall vision and strategic objectives for the borough.
- Strategic Policy 1 Sustainable development
- Strategic Policy 2 Sustainable transport
- Strategic Policy 5 Providing new homes
- Strategic Policy 6 Homes for people on different incomes
- Strategic Policy 7 Family homes
- Strategic Policy 12 Design and Conservation
- Strategic Policy 13 High Environmental standards
- Strategic Policy 14 Implementation and delivery

Southwark Plan 2007

The relevant saved policies of the Southwark Plan are.

- Policy 2.5 Planning obligations
- Policy 3.1 Environmental effects
- Policy 3.2 Protection of amenity
- Policy 3.3 Sustainability assessment
- Policy 3.4 energy efficiency
- Policy 3.6 Air quality
- Policy 3.7 Waste reduction

Policy 3.9 Water

Policy 3.11 Efficient use of land

Policy 3.12 Quality of accommodation

Policy 3.13 Urban design

Policy 3.14 Designing out crime

Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites

Policy 4.2 Quality of residential accommodation

Policy 4.3 Mix of dwellings

Policy 4.4 Affordable housing

Policy 4.5 Wheelchair affordable housing

Policy 5.2 Transport impacts

Policy 5.3 Walking and Cycling

Policy 5.6 Car parking

Policy 5.7 Parking standards for disabled people

Southwark Supplementary Planning Documents

The relevant supplementary planning guidance and documents to this proposal are:

Section 106 Planning obligations and Community infrastructure levy SPD (2015)

2015 Technical update to the residential design standards (2011)

Draft Affordable Housing SPD (2011)

Sustainable transport SPD 2010

Sustainability assessments SPD 2009

Sustainable design and construction SPD 2009

5. PLANNING PROPOSALS

The proposal is seeking to provide two linear residential blocks, one fronting onto Champion Hill (Block A) and the other would sit on the corner of Champion Hill and the estate road (Block B). Block A would provide a total of 16 units over 4 floors with a setback 5th floor and Block B would comprise 20 units over a lower ground and 5 floors above. The development would provide a total of 36 dwellings. All of the units would be for social rent

Unit Type	Total Number of units	% of unit type	Habitable rooms	Tenure
1 bed (2P)	14	39%	28	Social rented
2 bed (4P)	14	39%	56	Social rented
3 bed (5P)	7	20%	31	Social rented
4 bed (6 person)	1	3%	6	Social rented
TOTAL	36	-	121	

Due to the location on the top of a hill and the inability of the site to deliver off street parking, the scheme would not provide any wheelchair housing.

The proposal would not include any off street parking, however a service/loading bay would be provided along Champion Hill. Cycle parking, (38 spaces) is provided within two storage areas on the ground floor for Block A with the ground floor units benefiting from their own bike and bin storage areas at the front of the block. Refuse storage for Block A is located on the ground floor with access from within the building as well as an access door directly onto Champion Hill direct. To take advantage of the drop in levels from Champion Hill to the Estate Road a lower level apartment is provided within Block B. Within this lower level section a refuse and separate cycle store for 28 bikes is provided, with the lower ground unit provided with its own refuse and cycle storage space. In total 72 cycle parking spaces are provided which is in line with the current London Plan standards.

All of the new dwellings would be provided with private amenity spaces and a new communal space. Play space would be provided on site for children within the 0-5 and 5-11 year groups. It is proposed that the 12 + age group would make use of the existing adventure playground a short walk from the site.

6. AFFORDABLE HOUSING STATEMENT

Strategic Policy 6 of the Core Strategy sets out that developments of 10 or more units should provide a minimum of 35% affordable housing units. This proposal forms part of the Council's Direct Delivery programme where the objective to ensure as many new affordable homes are provided for the residents of the borough. This is in line with the new Southwark Plan which is currently out for consultation as demonstrated within the objectives Policy DM1 Affordable Housing;

"There is a shortage of affordable homes in Southwark, across London and the whole of the UK. Providing more affordable housing is our main priority. Our Strategic Housing Market Assessment shows that Southwark has a net additional housing requirement for 1,472 to 1,824 units per year (2013-2031). We have an annual net affordable housing need for 799 homes per year (assuming backlog need is met over a 20 year period), including affordable homes for rent and intermediate tenure homes. Affordable Housing represents 48% of Southwark's total annual housing need"

All of the units are proposed as social rented affordable units which is the emphasis of the Direct Delivery Programme which is to provide as many homes for social rent as would be viable to meet the needs of Borough. This proposal is in line with the current objectives of the Council and the direction set out within the New Southwark Plan and to meet the council's overall objective to provide more affordable housing.

7. JUSTIFICATION FOR THE PROPOSALS

The principle planning issues considered of relevance to this proposal are set out below.

Land Use

The provision of new affordable homes is a key priority of the Council and the site forms part of an existing housing estate where the principle of residential use is established. There are no land use conflicts with this proposal.

Affordable Housing

All of the dwellings are proposed as social rented which would support the objectives of the Southwark Plan. See section 6. Affordable housing statement.

Dwelling Mix

The proposal would provide 14 x 1 bed units (39%) , 14 x 2 bed units (39 %) and 7 x 3 bed units (20%) and 1 x 4 bed unit (3%). This dwelling mix would be in accordance with strategic policy 7 which requires at least 60 % of units to have 2 or more bedrooms.

Wheelchair dwellings

Normally 10% of the total number of units should be built to Housing Partnership Wheelchair Design Guidelines, which is a superior standard to the National Standard. This would equate to 4 units, however in developing the scheme it became clear that no wheelchair parking could be provided within the site, given the steep hilly location the occupational therapist advised that without parking the proposal would not be suitable for wheelchair units. For this reason it is proposed that the wheelchair requirement for this development will be delivered as part of this phase of the Direct Delivery programme. In the unlikely event that this is not possible, a policy compliant financial contribution will be made towards the adaptation other homes in the borough to meet the needs of people with a range of disabilities.

Design

The general arrangement of the new buildings has been altered in response to consultation with local residents and Council Officers. A detailed account of how the design of the proposal has evolved and responded to consultation is provided within the Design and Access Statement and demonstrates how the scheme will be in accordance with the policy objectives of the Development Plan and Supplementary Planning Documents.

In summary all proposed dwellings would either meet or exceed the minimum space and room standards, and the majority of units have been designed to be at least dual aspect and have access to private amenity space in accordance with residential design standards.

Density

The application lies within the urban density zone and has a PTAL level of 5, reflecting the sites high accessibility by public transport. The proposed density for the scheme would be 526 habitable rooms per hectare (hrph) which is within the urban density range of 200 – 700 hrph.

Daylight and Sunlight (New dwellings)

A Daylight & Sunlight Assessment has been carried out in accordance with the Building Research Establishments guidance 'Site layout planning for daylight and sunlight: a guide to good practice' (BRE, 2011) and the British Standard 8206-2:2008 Lighting for buildings – Part 2: Code of practice for daylighting.

The BRE Guidelines are not mandatory but in practice act as a good guide to approach, methodology and evaluation of daylight and sunlight provision within new developments.

The assessment shows that in terms of daylight all habitable rooms within the development will receive daylight in excess of the minimum recommended levels.

In terms of sunlight the vast majority of habitable rooms will receive good levels of sunlight all year round.

Direct Sunlighting to Amenity Spaces

The shared amenity space will receive direct sunlight in accordance with the BRE and retain at least two hours of sunlight on the 21st March to at least 50% of its area.

Amenity impacts on neighbours (Daylight and sunlight)

A Daylight & Sunlight Assessment was carried out to assess the impact of the proposal on nearby properties. The assessment focused on the nearest sensitive properties which were considered to be:

1a Dog Kennel Hill – (as per the implemented scheme)
Appleshaw House, Champion Hill
Mary Seacole Court Dog Kennel Hill
32, 33, 34 Champion Hill

With the exception of 1A Dog Kennel Hill which is not yet constructed. The assessment shows that the proposed development will not have a material impact on the daylight or sunlight entering windows at any of these properties, the tested windows within the dwellings will continue to receive a similar standard of daylight as existing. The impact to windows at 1A Dog Kennel Hill is more noticeable due to the proposed building being located very close to the application site boundary. Whilst there is an impact to this proposed building, it is considered that the dwellings within this building will still received good levels of daylight and sunlight.

Overlooking

The distance of separation between new dwellings within Block A and proposed windows at 1A Dog Kennel Hill would be 12 metres. A distance of 21 metres is suggested where there are habitable

windows of different dwellings looking onto each other. The scheme has been designed to avoid direct overlooking and is sufficient to ensure a good standard of privacy for existing and future residents.

Air Quality

The site is within an Air Quality Management Area and dispersion modelling was undertaken to assess the potential exposure of future users to pollutants. The assessment shows that the site is acceptable for residential uses and the site is considered suitable for housing and no mitigation measures are required.

Car Parking

The proposals do not include the provision of parking. The proposal would remove the existing garages, however the use of the site for housing represents a more efficient use of land. The site lies within a controlled parking zone and residents will be exempt from purchasing permits.

Transport

A Transport Statement accompanies the application and concludes that the traffic associated with the development will not cause detrimental impact to the local highway network and anticipates that the impact of the proposals, in terms of both vehicular trips and non-vehicular trips, would be immaterial.

Cycle Parking

The scheme includes 72 cycle parking spaces within secure areas of the building, which complies with the London Plan.

Energy and Sustainable Design and Construction

An energy statement has been provided with the application and this sets out the measures taken to ensure that the proposed development to ensure that the building is as energy efficient as possible, following the London Plan Energy Hierarchy: Be Lean, Be Clean, Be Green. The overriding objective in the formulation of the strategy is to maximise the reductions in CO₂ emissions through the application of this hierarchy with a cost-effective, viable and technically appropriate approach and to minimise the emission of other pollutants,

The expected reduction in CO₂ emissions that the proposed development has been designed to achieve over Building Regulations (2013) will result in a 35.11% reduction against Part L.

London Plan Policy sets out that where the required percentage improvements beyond Part L of the Building Regulations are not met on-site, any short fall should be provided off-site or through a cash-in-lieu contribution to the relevant borough.

The requirement is for residential buildings to be Zero Carbon under policy 5.2 of the London Plan. As the project achieves a reduction of 35.11% beyond Part L 2013, the annual remaining carbon emissions of 64.89% will be expected to be achieved by a financial contribution, calculated at £49,552.

Trees

The site is not subject to any tree protection measures and to facilitate the scheme the proposal will result in the removal of 9 trees with 21 new trees proposed to be planted on the site boundary with 1A Dog Kennel Hill, within the communal area and along the street frontages. Replacement tree planting is proposed that would provide at least as much equivalent stem girth as lost or canopy cover to the trees removed.

Planning obligations

As the scheme is submitted on behalf of the Council there will be no Section 106 agreement. Notwithstanding this, obligations required for matters not covered by CIL, including affordable housing provision, trees and highways works will be secured by a planning obligations agreement.

8. SUMMARY AND CONCLUSIONS

This statement provides information in support of a proposal to provide 36 residential units at Champion Hill. It has reviewed the compliance of the proposal against the relevant planning policies and has concluded that;

- The principle of development is acceptable in planning terms;
- The proposal would provide the new social homes for rent, for which there is the greatest demand;
- The proposal complies with the relevant standards in connection with residential space, private amenity space and play space provision; and
- Environmental considerations associated with the proposal have been considered and supporting reports indicate that in relation to sunlight and daylight, noise, energy and transport, the proposal is generally compliant with the relevant policies.

In conclusion, the proposal is a sustainable form of development that would provide good quality affordable homes in accordance with development plan.