

Open Agenda

Planning Committee

Monday 22 February 2021
6.30 pm

Online/Virtual: Members of the public are welcome to attend the meeting. Please contact Constitutional.Team@southwark.gov.uk for a link or telephone dial-in instructions to join the online meeting

Membership

Councillor Martin Seaton (Chair)
Councillor Darren Merrill (Vice-Chair)
Councillor Richard Livingstone
Councillor Damian O'Brien
Councillor Cleo Soanes
Councillor Dan Whitehead
Councillor Kath Whittam
Councillor Bill Williams

Reserves

Councillor Radha Burgess
Councillor Victor Chamberlain
Councillor Jon Hartley
Councillor Nick Johnson
Councillor Margy Newens
Councillor James McAsh
Councillor Jason Ochere
Councillor Catherine Rose

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: www.southwark.gov.uk or please contact the person below.

Contact: Tim Murtagh - email: Tim.Murtagh@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 5 February 2021



Planning Committee

Monday 22 February 2021

6.30 pm

Online/Virtual: Members of the public are welcome to attend the meeting. Please contact Constitutional.Team@southwark.gov.uk for a link or telephone dial-in instructions to join the online meeting

Order of Business

1. APOLOGIES

To receive any apologies for absence.

2. CONFIRMATION OF VOTING MEMBERS

A representative of each political group will confirm the voting members of the committee.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.

5. MINUTES

To approve as a correct record the Minutes of the open section of the meeting held on 21 November 2020.

6. RELEASE OF £400,000 OF S106 FUNDS TO SUPPORT THE DELIVERY OF THE LOST PECK FLOOD ALLEVIATION AND ENVIRONMENTAL ENHANCEMENT SCHEME

Item No.	Title	Page No.
7.	PLANNING APPLICATION: 20/AP/0969 STYLES HOUSE, HATFIELDS, SOUTHWARK, SE1 8DF	43 - 120

ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

Date: 5 February 2021

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the sub-committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”



Planning Committee

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the committee.
3. The role of members of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the committee will then debate the application and consider the recommendation.

Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.
6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.

8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants.
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

The arrangements at the meeting may be varied at the discretion of the chair.

Contacts: General Enquiries
Planning Section, Chief Executive's Department
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team
Finance and Governance
Tel: 020 7525 5485

REMOTE MEETING ETIQUETTE FOR PARTICIPANTS

Members of the committee, other councillors who seek to address the committee, officers advising the committee or presenting reports, any external partners / third-parties invited to address or advise the committee, co-optees and any members of the public who have registered to speak at the meeting are asked to adhere to the following guidelines:

Preparing for the meeting

1. If you are planning to attend, please make sure you have informed the constitutional/scrutiny officer named on the agenda front sheet, so that a full list of those expected at the meeting can be prepared and you are sent the joining instructions.
2. Ensure that you are located in an area where you are unlikely to be disturbed.
3. Ensure that your broadband connection is sufficiently stable to join the meeting. If your connection has low bandwidth, you might need to ask others using your broadband connection to disconnect their devices from the broadband for the duration of the meeting. If this does not help, you may wish to try connecting your device to your router using an Ethernet cable.
4. When accessing the meeting using a private laptop or desktop computer, you will need to use the link you have been provided with outside of the Southwark CITRIX environment.
5. Ensure that your background is neutral (a blank wall is best) and that you are dressed as though you attend a meeting that is open to the public in real life.
6. If you decide to switch on your camera, please ensure that the camera on the device that you are using is positioned to provide a clear view of your face. This may involve thinking about the lighting in the room you are in (for example, sitting in front of a window may plunge your face into shadow) or putting your webcam, laptop or tablet on top of a stack of books so that you can look straight into the camera.
7. Ensure that you are familiar with the functions of the software you are using. The constitutional/scrutiny officer will be online 10 minutes before the scheduled start of the meeting to give everyone time to join and deal with any technical challenges. Please try to join the meeting at least 5 minutes before the meeting start time to make sure that everything is working. Ideally, you should use earphones or a headset to participate in meetings as it reduces the risk of feedback from using your device's external speaker and reduces background noise from your surroundings. Please do not access the meeting with two devices simultaneously, or if this is unavoidable, please ensure you mute the microphones when not speaking, and turn down the speakers when you are speaking. This will avoid feedback.
8. Meeting participants that choose to join the meeting using the conference call facility will not be able to use video, view other participant's video, or see any documents that are shared using the screen sharing function. [Planning meeting only: The chair has ruled that the meeting will not accept members of the committee participating using a telephone connection alone.]

At the meeting

9. Join the meeting promptly to avoid unnecessary interruptions.
10. When joining the virtual meeting, please mute your microphone and switch off your camera until the chair opens the meeting formally.

11. Mute your microphone when you are not speaking. You may also want to turn off your video when not speaking in order to reduce the bandwidth needed. Participants joining the meeting from a mobile phone can unmute themselves by pressing *6 on their device.
12. The regulations state that for members to be considered to be in attendance at a virtual meeting, they have to be able to hear the proceedings, and the meeting has to be able to hear them. You can therefore choose to switch off your camera even when speaking, for privacy reasons, if you prefer.
13. Only speak when invited to do so by the Chair.
14. When speaking for the first time, please state your name.
15. Keep comments, questions and other contributions brief and to the point.
16. If referring to a specific page on the agenda, mention the page number or paragraph number.
17. The 'chat' function must only be used by committee members to indicate a wish to speak. It is not to be used for conversations and should be used in an appropriate and professional manner at all times.
18. Once the Chair closes the meeting, all remaining participants should leave the meeting promptly.
- 19.

Exempt or confidential items / closed session

Occasionally, committees may need to go into closed session to consider information that is confidential or exempt from publication. If this happens, the committee will pass a resolution to that effect, and for those meetings that are being livestreamed, the livestream will be cut.

20. If you are asked to leave the meeting, please end your connection promptly. Any connections that are not ended promptly will be terminated by the constitutional/scrutiny officer.
21. Members of the committee should ensure that, if the meeting goes into closed session, they are on their own and cannot be overheard in the place they are accessing the closed session from.
22. After the motion to go into closed session has been passed, members should exit the main meeting and re-join the "Briefing/Closed session" Teams meeting. Once the closed session has ended, members should re-join the main meeting by clicking on the link to the main meeting they initially used.

LIVESTREAMING / RECORDING NOTICE

This meeting will be livestreamed, and recorded for future viewing, on the council's YouTube channel (except where there are confidential or exempt items being discussed in closed session):

https://www.youtube.com/channel/UCqgAueevJzRUGB_eAZia0xw

The livestream/recording will also be paused when the meeting adjourns.

If you make a representation to the meeting and you do not switch off your camera, you will be deemed by the council to have consented to being filmed and to the possible use of those images and sound recordings for webcasting, recording of the meeting and/or training purposes. (If you switch off your camera while making a representation, you will equally be deemed by the council to have consented to the sound being recorded, webcast and/or used for training purposes.)

Members of the public are welcome to make their own recordings or take screenshots of this remote meeting. The council will only seek to prevent this, should it be undertaken in a disruptive or otherwise inappropriate manner. Please see the council's filming protocol at:

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If you have any queries regarding the livestreaming or the recording of meetings, please contact the constitutional/scrutiny team via constitutional.team@southwark.gov.uk



Planning Committee

MINUTES of the virtual Planning Committee held on Saturday 21 November 2020 at 11.00 am.

PRESENT: Councillor Martin Seaton (Chair)
Councillor Darren Merrill (Vice-Chair)
Councillor Richard Livingstone
Councillor Damian O'Brien
Councillor Cleo Soanes
Councillor Dan Whitehead
Councillor Kath Whittam
Councillor Bill Williams

OTHER MEMBERS PRESENT: Councillor Sunny Lambe
Councillor Adele Morris
Councillor Leo Pollak

OFFICER SUPPORT: Simon Bevan (Director of Planning)
Margaret Foley (Legal Officer)
Magda Bartosch (Regeneration Manager, Regen South)
Pippa Krishnan (Programme Manager in Environment and Leisure)
Yvonne Lewis (Group Manager Strategic Applications)
Dipesh Patel (Group Manager Major Applications)
Richard Craig (Design and Conservation)
Neil Loubser (Development Management)
Alex Oyebade (Transport Policy)
Patrick Cronin (Development Management)
Glenn Ruane (Development Management)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were none.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice that the following additional papers were circulated before the meeting:

- Supplemental Agenda No.1 containing the members' pack and the addendum report relating to items 6.1 and 6.2.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. TO RELEASE £456,541.27 FROM THE S106 AGREEMENT ASSOCIATED WITH THE BELOW DEVELOPMENT, FOR THE PURPOSES OF DELIVERING PHASE ONE OF THE COSSALL PARK MASTER PLAN AND IMPROVEMENTS TO KIRKWOOD ROAD NATURE RESERVE

The meeting heard the officer's introduction to the report. Members asked questions of the officers.

RESOLVED:

That the release of £456,541.27 of section 106 funding from the Wooddene development (Application number 13/AP/0876), towards two projects: Delivery of phase one of the Cossall Park Master Plan, and delivery of improvements to Kirkwood Road Nature Reserve, be approved.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the reports unless otherwise stated.

3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they can be clearly specified.

6.1 BLACKFRIARS CROWN COURT, 1-15 POCOCK STREET, LONDON SE1 0BT

Planning application number: 20/AP/1537

PROPOSAL

Development of site, involving part demolition, alterations and extensions to the existing building and basement, including the change of use from Class D1 to Class B1, to provide a seven-storey building with rooftop pavilions comprising: office floorspace (Class B1); retail spaces (Class A1); a cafe (Class A3); a restaurant (B1/A3); a bar (Class A4/B1); leisure uses including a publicly accessible roof terrace (Class D2); other external amenity spaces and landscaping; a new entrance on Loman Street and route through the building; plant, and; other associated works.

The committee heard the officer's introduction to the report and the addendum report. Members of the committee asked questions of the officers.

There were no objectors wishing to address the committee.

The applicant's representatives addressed the committee, and responded to questions put by members of the committee.

At 12.07pm, the meeting took a screen break until 12.12pm.

A supporter of the development living within 100 metres of the development site addressed the committee. There were no questions from members of the committee.

Councillor Adele Morris addressed the meeting in her capacity as a ward councillor, and answered questions put by members of the committee.

Members of the committee asked further questions of officers, and discussed the application.

A motion to grant planning permission for this application was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission for application 20/AP/1537 be granted, subject to the conditions set out in the report and the addendum report, referral to the

Mayor of London, and the applicant entering into a satisfactory legal agreement.

2. That in the event that the legal agreement has not been entered into by 3 May 2021 the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 372 of the report.
3. That officers be instructed to consult ward members on a draft of the Section 106 agreement to allow them to comment on the clauses relating to the arrangements to establish a not-for-profit organisation to operate the community garden to ensure that these are effective as possible to secure the long-term provision of this amenity.

At 1.11pm the meeting took a five-minute screen break and Councillor Cleo Soanes left the meeting.

6.2 GARAGES ADJACENT TO TREVITHICK HOUSE, RENNIE ESTATE GALLEYWALL ROAD, LONDON SE16

Planning application number: 20/AP/0269

PROPOSAL

Construction of a twelve storey and a five storey affordable residential development of 49 new units (class C3), with associated parking, cycle parking, refuse stores, amenity and new landscaping to Rennie Estate.

The committee heard the officer's introduction to the report and the addendum report. Members of the committee asked questions of the officer.

There were no objectors present who wished to address the committee.

The applicant's representatives addressed the committee, and responded to questions put by members of the committee.

There were no supporters living within 100 metres of the development site who wished to address the committee.

Councillors Sunny Lambe and Leo Pollak addressed the meeting in their capacity as ward councillors, and answered questions put by the committee.

Members of the committee asked no further questions of officers.

A motion to grant planning permission for this application was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission be granted subject to the conditions set out in the report and addendum report, to a unilateral undertaking and referral to the GLA for a Stage 2 report.
2. That if a unilateral undertaking is not completed by 31 March 2021, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons detailed in paragraph 98 of the report.

The meeting ended at 1.56 pm.

CHAIR:

DATED:

Item No. 6	Classification Open	Date: 22 February 2021	Meeting Name: Planning Committee
Report title:		<u>Project Title</u> Release of £400,000 of S106 Funds to support the delivery of the Lost Peck Flood Alleviation and Environmental Enhancement Scheme	
Ward(s) or groups affected:		Project: Peckham Rye; Rye Lane Funds: Camberwell Green	
From:		Director of Planning	

RECOMMENDATION

1. That the Planning Committee approve the release of £400,000 of Section 106 funding, to support the delivery of the Lost Peck Flood Alleviation and Environmental Enhancement Scheme, as set out in paragraphs 2 – 25 of the report.

Permissio n Ref	Accoun t No	Type	Address	Amount
14/AP/017 5	725	Public Realm Improvements	16A WYNDHAM ROAD AND 166, 168, 170, 172, 174, 176 AND 176A CAMBERWELL ROAD, LONDON, SE5	£64,021.88
14/AP/025 7	732	Public Realm Improvements	315-317 Camberwell New Road, London SE5 0TF	£23,550.98
13/AP/231 1	745	Indexation	67 CRAWFORD ROAD, LONDON, SE5 9NF	£5,035.70
09/AP/084 1	462	Public Realm Improvements	67 CRAWFORD ROAD, LONDON, SE5 9NF	£6,090.00
13/AP/231 1	745	Public Realm Improvements	237-247 RYE LANE, LONDON, SE15 4TP	£19,500.00
17/AP/276 8	817	Public Realm Improvements	43 BELLENDEN ROAD, LONDON, SE15 5BB	£15,838.30
16/AP/243 4	807	Public Realm Improvements	221 CONSORT ROAD, LONDON, SE15 3SB	£23,099.39
14/AP/108	803	Public Realm	170 SUMNER ROAD,	£11,378.06

5		Improvements	LONDON, SE15 6JL	
14/AP/108 5	803	Parks and Public Open Space	170 SUMNER ROAD, LONDON, SE15 6JL	£4,905.57
17/AP/413 7	833	Parks and Public Open Space	114 PECKHAM RYE, LONDON SE15 4HA	£10,419.12
16/AP/274 7	814	Environmental - Tree Planting	DULWICH HOSPITAL, EAST DULWICH GROVE, LONDON, SE22 8PT	£3,200.00
16/AP/268 1	799	Environmental - Tree Planting	FORMER ODESSA STREET YOUTH CLUB, COMMERCIAL PIER WHARF, ODESSA STREET, LONDON SE16	£ 34,019.02
14/AP/017 5	752	Publ O/Space, Childrens Play, Sport Devt	16A WYNDHAM ROAD AND 166, 168, 170, 172, 174, 176 AND 176A CAMBERWELL ROAD, LONDON, SE5	£ 105,875.43
14/AP/327 7	758	Publ O/Space, Childrens Play, Sport Devt	LAND AT 1-20 HOUSEMAN WAY, 30- 51 HOUSEMAN WAY AND 90-106 BENHILL ROAD, LONDON SE5	£73,066.55
			TOTAL	£400,000.00

BACKGROUND INFORMATION

2. Planning obligations are used to mitigate the negative impacts caused by a development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities. In order to achieve this, the Council enters into a legal agreement with a developer whereby the developer agrees to provide planning contributions and/or enters into various planning obligations.
3. A scheme made up of two components, flood alleviation as one and an environmental enhancement as another has been developed at Peckham Rye Common and Park to protect local properties from surface water flooding (see the scheme Masterplan indicated in Figure 1). The scheme consists of grassed bunds in the green space to hold back surface water run off during a once in a lifespan storm event from flooding properties downstream. The cost of the flood alleviation component is estimated at £1.7 million comprising £1,425,000 of construction and £275,000 of risk contingency and optimism bias (see Appendix 1 for cost breakdown).

4. Areas in Peckham Rye have been identified as being at risk of flooding from surface water, as illustrated in Figure 2. An estimated 218 residential properties and 85 non-residential properties in Peckham Rye are at risk of surface water flooding during a 1 in 75 year storm (a storm with a 1.44% probability of occurring each year), resulting in economic damages of approximately £11.5 million.
5. These damages would be reduced to around £5.5 million following implementation of the scheme, representing an economic benefit or damages avoided of approximately £6 million over the 50 year appraisal period.
6. Following implementation of the scheme, it is projected that 282 properties (93%), comprising 207 residential and 75 non-residential properties will be better protected from flooding, with 111 of them moving from a higher risk band to a lower flood risk band.
7. The team has sought external funding and the quantum of funding we could expect from the Environment Agency is directly proportional to the number of properties the scheme protects.
8. The outline business case and funding application of £1.7 million submitted has been approved in principle by the EA's National Project Assurance Board. It comprises £1,125,000 of Flood Defence Grant in Aid (FDGiA) and £575,000 of levy finding.
9. On the basis of the approved business case, the scheme has now progressed to detailed design.
10. In addition to the flood alleviation, the scheme will deliver environmental enhancements such as reconnecting the green spaces currently fragmented by roads including the triangle just north of East Dulwich Road (the 'Northern Triangle'), targeted planting, biodiversity improvements, as well as redevelopment of the derelict wide footway just south of East Dulwich Road, ('Donkey Ride') to improve public access including installation of approximately 130 m of new cycle path at an estimated cost of £470,000.
11. The EA will however not fund the wider environmental improvements in the area which could complement the scheme.
12. A contribution of £70,000 has been secured from the Council's Cleaner, Greener, Safer fund towards improvement of the 'Donkey Ride' area.
13. The additional s106 funding of £400,000 is therefore required to contribute specifically to the environmental improvement that will complement the flood alleviation scheme.
14. Further background to the scheme is presented in the Councillor Briefing Note 23 (Appendix 2) and the Procurement Gateway 1 report (Appendix 3).

OVERALL MASTERPLAN



Figure 1. Masterplan – Lost Peck Flood Alleviation and Environmental Enhancement Scheme.

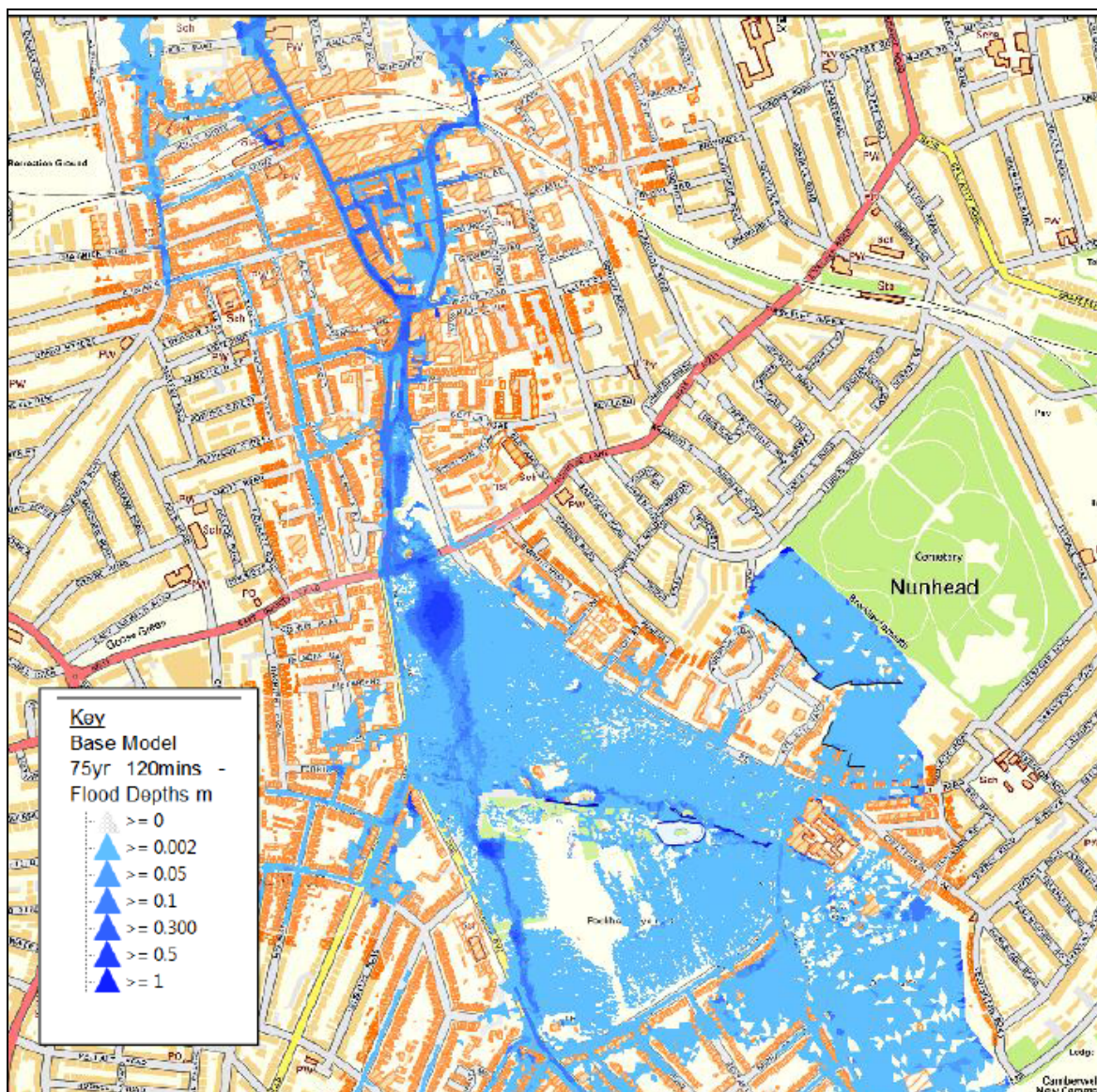


Figure 2. Areas at risk of surface water flooding in Peckham Rye (1 in 75 year storm) Source: Peckham Rye Flood Alleviation Feasibility Study, updated base model. 11/07/2017.

KEY ISSUES FOR CONSIDERATION

Community Impact Statement

15. This project will support the council's commitment to meet the needs of Southwark's diverse community.
16. The proposed scheme will integrate environmental and flood alleviation objectives to provide multiple benefits to the community, improve biodiversity and enhance the local environment. These include:
 - enhancement of the current underutilised green space immediately north of East Dulwich Road

- enhancing the biodiversity value of this area of the common, through targeted use of native plant species;
 - creating connectivity between the existing green spaces;
 - improving the currently derelict historic ‘donkey ride’ area along East Dulwich Road, reclaiming this aspect of the common and creating a positive space. This is partly funded by Cleaner, Greener, Safer (£70,000);
 - celebrating and recognising the history of the Lost River Peck, through themed environmental enhancements and educational boards and;
 - improvement to local air quality and noise levels through enhanced buffer planting around the road boundary in the Northern Triangle.
17. By implementing public realm improvements in the area, the council is improving the environment and social integration of the community council area and providing opportunities for interaction.
 18. The scheme is designed to be fully accessible to all, without prejudice or discrimination.
 19. The proposal has no impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
 20. The proposals are not considered to have a disproportionate effect on any other community or group.

Consultation

21. A number of Councillors have been consulted and have expressed support for the scheme as follows; letters of support are contained in Appendix 4.

“I am very happy to express my support for this flood alleviation scheme and its objectives as set out, in the knowledge that you and your team will deliver it to the high and publicly sensitive standards of the other flood alleviation projects you have developed.” Councillor Barrie Hargrove, Cabinet Member for Communities, Safety & Leisure, 16 February 2018.

“As the relevant Cabinet Member in Southwark and a local resident in Peckham Rye I fully support all the Flood Alleviation and Improvement Scheme and all the project objectives. In particular I would like to stress the importance of the enhancement of the ‘bog garden’, reclaiming the ‘donkey ride’ area, safer cycling routes and enhanced pedestrian pathways, improved air and noise quality, and recognising the history of the Lost River Peck. The Scheme as a whole will make the Peckham Rye area far more attractive and accessible to be enjoyed by residents of all ages, abilities and backgrounds”. Councillor Ian Wingfield, Cabinet Member for the Environment & Public Realm, 16 February 2018.

“I fully support these proposed measures to alleviate flood risk in the area. I’ve witnessed first hand the impact of flooding in local residents and the extreme distress it caused them and support these measures to help avoid this risk. Having seen the very successful flood alleviation measures in the local area such as those on Alleyns playing fields and Dulwich Park you have a great track record of such scheme implementation. I’m also sure you’ve taken into account the new Lido proposals. My only question is when will they be completed / they can’t happen soon enough!” Councillor James Barber, East Dulwich, 18 February 2018.

22. Extensive public consultation and engagement have been conducted to develop a scheme which is widely supported and represents the aspirations of the community. Consultation was initiated in June 2015 and included social-media, community workshops, site visits, online consultation, letter drops, and attendance at community meetings. The Council has engaged with relevant groups including the Friends of Peckham Rye Park, the Peckham Society and local residents’ associations and will continue to work with stakeholders throughout the detailed design and implementation stages.
23. Following meetings with local community groups, an online questionnaire was released to the wider public between June and August 2018; 80 residents responded; 72% of respondents agreed that the scheme is the right approach to flood mitigation in the area, with 20% unsure and 8% in disagreement. On completion of the online consultation, an exhibition was held on Saturday, 8 September 2018 where the results were presented. The event allowed residents to receive feedback on the online consultation and offered opportunities to those who had concerns about the scheme to discuss them with the project team.
24. Detailed results of the public consultation are presented in the Briefing Note in Appendix 2.
25. Planning application for the scheme with reference 19/AP/5692 was approved on 4 March 2020.

Resource Implications

26. The project will be managed by the Council’s Flood Risk Department, which has experience of delivering flood alleviation and environmental enhancement schemes in Southwark. A project Steering Group will also be established including representatives from the Council, the designer and contractor who will deliver the scheme, as well as the Environment Agency and community stakeholders.
27. Project manager has confirmed that this funding is required for “Lost Peck Flood Alleviation and Environmental Improvement Scheme” and there is no existing budget available for that scheme. Once approved, budget will be added to “Flood Prevention (Highways drainage gully replacement) Programme” cost code “L-5110-0080”.

28. Staffing and any other costs connected with this recommendation are to be contained within existing departmental revenue budgets.

Policy implications

29. The project will help deliver our Fairer Future Promises in making Southwark a greener and safer borough to live in.

30. The proposal meets the following Council Commitments:

- A place to call home
- A place to belong
- A greener borough
- A healthier life
- A safer community.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Planning

Permission Ref	Account No	Type	Amount
14/AP/0175	725	Public Realm Improvements	£64,021.88
14/AP/0257	732	Public Realm Improvements	£23,550.98
13/AP/2311	745	Indexation	£5,035.70
09/AP/0841	462	Public Realm Improvements	£6,090.00
13/AP/2311	745	Public Realm Improvements	£19,500.00
17/AP/2768	817	Public Realm Improvements	£15,838.30
16/AP/2434	807	Public Realm Improvements	£23,099.39
14/AP/1085	803	Public Realm Improvements	£11,378.06
14/AP/1085	803	Parks and Public Open Space	£4,905.57
17/AP/4137	833	Parks and Public Open Space	£10,419.12
16/AP/2747	814	Environmental - Tree Planting	£3,200.00
16/AP/2681	799	Environmental - Tree Planting	£ 34,019.02
14/AP/0175	725	Publ O/Space, Childrens Play, Sport Devt	£ 105,875.43

14/AP/3277	758	Publ O/Space, Childrens Play, Sport Devt	£73,066.55
			£400,000.00

31. The above mentioned development secured £400,000.00, combined, in contributions towards public realm, site specific transport and strategic transport improvements. All £400,000.00 is currently unallocated and available.
32. The Council already has a team to manage the delivery of this project. There will be no additional resource requirement from the council.

Director of Law and Governance

33. The report recommends the release of £400,000 from a number of section 106 Agreements in order to fund the improvements envisaged by the Lost Peck Flood Alleviation Scheme as described in this report. Paragraphs 21 and 24 of the report refer to the consultation with ward councillors and also the wider community.
34. Members will be aware that any expenditure of section 106 monies needs to be strictly in accordance with the terms of the relevant agreement and also in accordance with the tests which are set out in regulation 122, Community Infrastructure Levy Regulations 2010 (as amended).
35. The section 106 Agreements mentioned at paragraph 1 of this report have been reviewed in order to ensure that the proposals for expenditure are in accordance with the purposes for which the identified contributions were made. The precise wording in each Agreement varies slightly but allows for expenditure on Public Realm improvements or tree planting. In view of the purposes of the proposed expenditure which have been reported, Members are advised this is consistent with the terms of the various planning agreements.
36. Paragraphs 15 to 20 of the report address the duty required from public authorities by virtue of the Equality Act 2010 and considers that there is no harmful impact on persons from a group with a protected characteristic although it is of course for Members to make this final assessment.
37. In accordance with the Council Constitution, the expenditure of section 106 monies where they exceed £100,000 is one of the functions of the Planning Committee.

Strategic Director of Finance and Governance CAP19/015

38. This report requests the Planning Committee to approve the release of £400,000.00 from the legal agreements listed at paragraph 1 of this report, towards the delivery of environmental improvements element of the Lost Peck Flood Alleviation and Environmental Scheme. Details set out in the body of this report.

39. The cost of the flood alleviation component is currently estimated at £1.7 million comprising £1,425,000 for construction and £275,000 of risk contingency and optimism bias.
40. It is noted that an application for a grant funding of £1,700,000 (including optimism bias and risk contingency) has been approved in principle by the Environment Agency.
41. Wider environmental improvements to complement the scheme is estimated to cost £470,000 and a contribution of £70,000 has been secured from the Cleaner, Greener, Safer funds. Additional section 106 funding of £400,000 is therefore required.
42. The director of planning confirms that the section 106 receipts associated with the agreements listed in this report have not been allocated to other projects, and the proposed allocation accords with the terms of the relevant agreements.
43. The strategic director of finance and governance notes that the council has received the related section 106 funds and they are available for the project outlined in this report. Contributions from other funding streams are also noted.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copies of S106 Legal Agreements	Planning Division, 160 Tooley Street, London SE1	Martha Dankwa 020 7525 3734

APPENDICIES

No	Title
Appendix 1	Cost Breakdown
Appendix 2	Briefing Note 23: Peckham Rye Flood Alleviation
Appendix 3	Procurement Gateway 1 report
Appendix 4	Letters of support from stakeholders

AUDIT TRAIL

Lead Officer	Eleanor Kelly, Chief Executive Officer	
Report Author	John Kissi, Flood Risk Manager	
Version	Final	
Dated	3 February 2021	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Director of Law and Governance	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Director of Planning	Yes	Yes
Date final report sent to Constitutional Team	3 February 2021	

<u>Peckham Rye Common</u>		
<u>SUMMARY OF COSTS</u>		
Description	Flood Alleviation	Environmental Improvement
Flood Alleviation Earth Bund In Common/Park Area	£848,000	
The Donkey Ride Area		£120,000
Bog Garden Wider Environmental Improvements		£200,000
Total Direct Cost	£848,000	£320,000
Preliminaries. Allowed at 30%	£254,000	£48,000
Total Base Construction Cost	£1,102,000	£368,000
Survey/Investigate/Design/Procure/Supervise/manage & liaise	£323,000	£55,000
Sub-Total Stats/Others & Design etc. but excl contingency and land	£1,425,000	£423,000
Risk + Optimism Bias	£275,000	£47,000
Approximate Indicative Total Budget Estimate excl Land	£1,700,000	£470,000
<u>LIST OF EXCLUSIONS AND ASSUMPTIONS</u>		
<u>Exclusions</u>		
Demolitions		
Major contamination/ground condition issues		
VAT		
Future Inflation beyond 2nd Q 2020		
Legal issues		
STATS		
<u>Pricing Notes</u>		
1. Estimates are based at 3rd Quarter 2020		
2. Estimates have been based upon drawing numbers as scheduled on the attached and viewing on google maps		

PUBLIC REALM DIVISION

Asset Management

Briefing Note 23: Peckham Rye Flood Alleviation Scheme Development

By: John Kissi

www.southwark.gov.uk

The purpose of this briefing is to update the Cabinet Member on the development of the Peckham Rye Flood Alleviation Scheme generally, and particularly on the results of the public consultation. It is further intended to update the cabinet member on the current status of the project and the next steps and milestones.

Background

Since assuming the roles and responsibilities of the Lead Local Flood Authority (LLFA) under the Flood and Water Management Act 2010 (the Act), the council embarked on flood investigations and identified areas at relatively higher risk of flooding and prioritise them for flood mitigation schemes. These areas included Herne Hill, Camberwell and Peckham Rye in that order. A scheme has been developed and implemented in Herne Hill while another is near completion in Coleman Road, Camberwell. Peckham Rye is now the focus of the team's efforts.

A hydraulic model of the park and surrounding area has been developed to provide the baseline for assessing solution options and identifying the optimum scheme. The model output is as below highlighting the properties at risk of flooding.



Figure 1 Flood map for the 1 in 200 year flood event

Following modelling of various options, it was confirmed that the implementation of two grassed bunds constructed perpendicular to surface water flow in the park and the Common could retain flood waters (about 13,000 cubic metres during the 1 in 200 year event protecting over 100 properties. Figure 2 below outlines the proposals.

OVERALL MASTERPLAN



Figure 2: Scheme elements

Whilst helping to protect the community from flooding, it is also an opportunity to enhance certain areas of the Common. The environmental improvements incorporated in the project include;

- Enhancement of the current underutilised green space immediately north of East Dulwich Road, to increase use and enjoyment by the community and visitors.
- Enhancing the biodiversity value of this area of the common, through targeted use of native plant species.
- Creating connectivity between the existing green spaces.
- Improving the currently derelict historic 'donkey ride' area along East Dulwich Road, reclaiming this aspect of the common and creating a positive space. This is partly funded by Cleaner, Greener, Safer (£70,000).
- Celebrating and recognising the history of the Lost River Peck, through themed environmental enhancements and education boards.
- Improvement to local air quality and noise levels through enhanced buffer planting around the road boundary.

In order to maximise the benefits and ensure the aspirations of the local community are met, there has been continuous consultation and engagement with key stakeholders in the community and the public in general.

Community Engagement

The team engaged with the community in order to gain local knowledge of the area and worked with them to gain local support for the proposal. An Outline Business Case which will be submitted to the Environment Agency is currently in progress. The information obtained from the community consultation will form an important part of the evidence base required to support the application for funding to implement the scheme.

The consultation process comprised;

Letter drops, community workshops, attendance to Residents and Tenants' Association meetings, attendance to Annual General Meetings of a critical stakeholder, attendance to community council meetings, an online consultation and an exhibition. It is worth highlighting that the scheme was put on hold following the initial information gathering exercise in September 2015 as the team focused on delivering the Coleman Road Scheme.

Table 1: Outline of the key activities in the scheme consultation process

Activity	Outcome	Date
Scheme Awareness Raising and local knowledge gathering		
<ul style="list-style-type: none"> Attend Community Council Meetings Arrange meetings with recognised organised groups in the vicinity. These included; Friends of Peckham Rye Park Peckham Society Tenants and Residents' Associations Relevant others 	<ul style="list-style-type: none"> Raise awareness of flood risk in the community To inform and seek support for the flood alleviation scheme Obtain local knowledge to help understand the flooding mechanism 	Various times between June and September 2015
Extensive Letter Drops – Invitation to public meeting		
<ul style="list-style-type: none"> Drop letters specifically to areas predicted to be at risk of flooding. Hold public meeting 	Obtain local knowledge to help understand the flooding mechanism	September 2015 6 October 2015
Site Walkover		
<ul style="list-style-type: none"> Organise site walk with key stakeholders 	Identify opportunities and constraints	25/10/2017
Public Engagement/Options Development		
<ul style="list-style-type: none"> Meetings (design workshop) with all key stakeholders and the public Attend AGMs Attend Community Council meetings 	<ul style="list-style-type: none"> Understanding & appreciation of issues and local aspirations Engaging with consultees to develop design proposals Obtain local knowledge to help understand the flooding mechanism 	9/11/2017 7/12/2017 30/05/2018
Online Consultation		
<ul style="list-style-type: none"> Questionnaire for preferences and comments on the scheme made available online to the wider community 	<ul style="list-style-type: none"> Collect comments and preferences on the scheme from the wider community 	18 June to 28 August 2018
Final Exhibition		
<ul style="list-style-type: none"> Presentation of outline design and online consultation results to the wider community 	<ul style="list-style-type: none"> Present results of online consultation to local community Address any issues raised in the comments section of the online consultation 	8 September 2018

Online Consultation

The online consultation questionnaire was released to the public on the 18th June 2018 and closed on the 28th August 2018. The key results generated from this consultation are presented and discussed below.

Do you think this is the right approach to flood alleviation in this area?

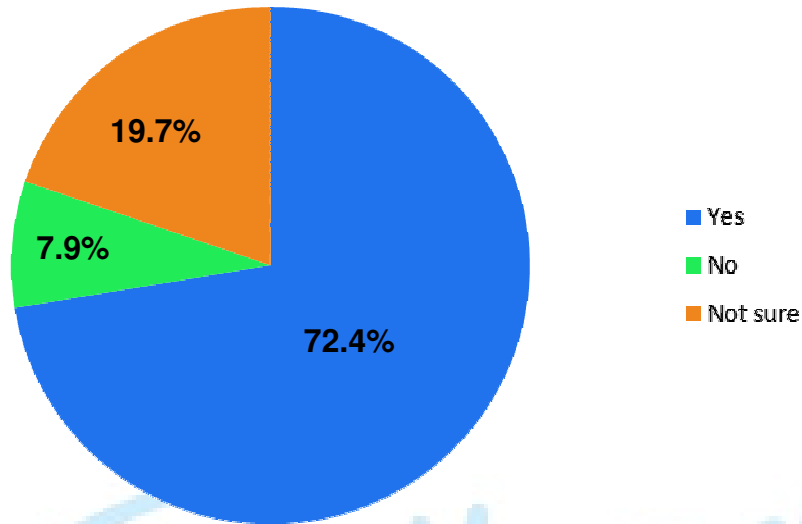


Figure 3: Consultation outcome on primary questions

About 80 residents completed the questionnaire. The results indicated that 72% of local residents agree that the scheme proposal is the right approach to flood alleviation in the area.

“Donkey Ride” at East Dulwich Road

The figure below shows the public opinion for the scheme design at East Dulwich Road. There was preference for installation of a cycle path. This particular section of the scheme has created some controversy as the Friends of Peckham Rye Park are hopeful for further greening at this location (Option 2), whereas the wider community opted for a cycle path (Option 3).

Cabinet member direction on which option to progress will be most appreciated.

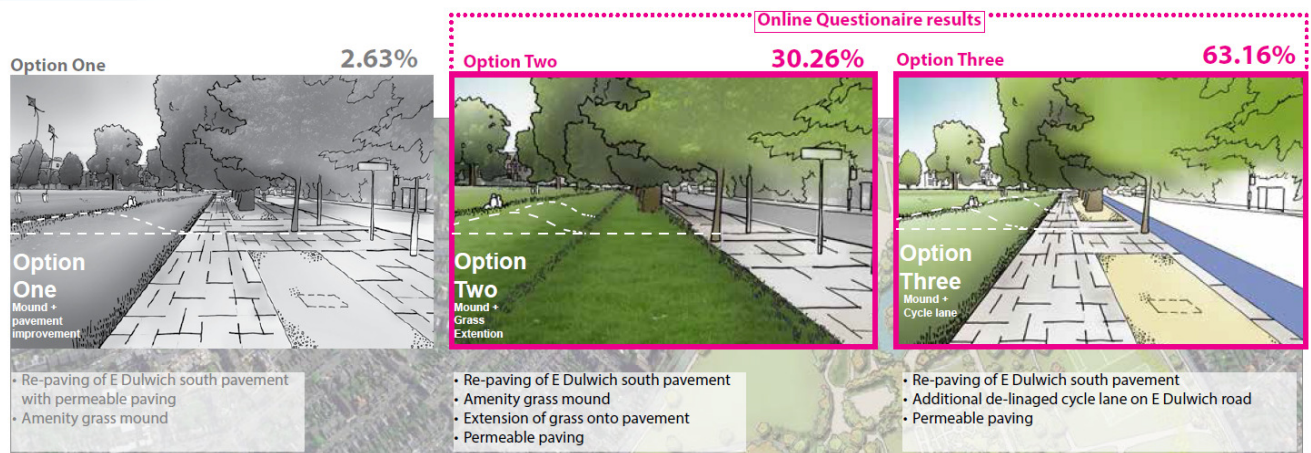


Figure 4: “Northern Triangle” at East Dulwich Road Edge

Another area where public opinion was sought was the type of planting for the Northern Triangle. This is site of the former lido, which since its removal has become a haven for wildlife. Some of the local residents are particularly keen for the wildlife at this location to be maintained.

As shown in the figure below there was a majority vote for Option one. This is planting that increases biodiversity and the natural appearance of the area in line with the pre-existing wildlife. The team is likely to combine the two options at detail design stage.

EAST DULWICH ROAD EDGE

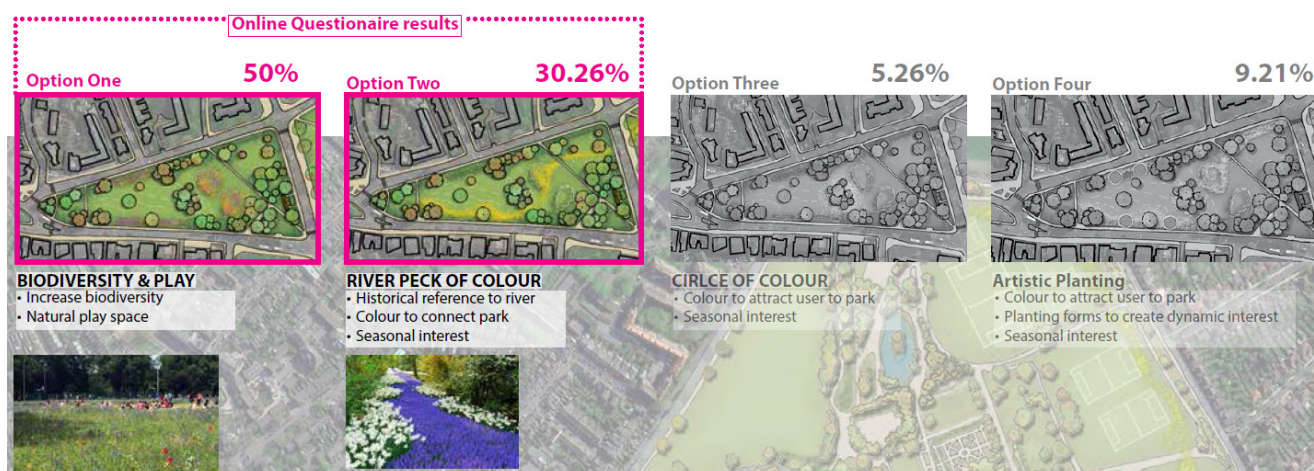


Figure 5: Type of planting in the 'Northern Triangle'

Final Exhibition

On completion of the online consultation the final exhibition was held on Saturday, 8th September 2018 where the results were presented. That allowed local residents to receive feedback on the online consultation and offered opportunities to those who had concerns about the scheme to meet the project team to discuss their concerns.

Peckham Rye Scheme Progress Update

With the consultation process complete the next steps for the scheme are detailed below.

Table 2: Next steps of the scheme

Milestone	Description	Current Stage	Date of Completion
Site surveys	Topographic survey Arboricultural survey Ecology survey	Topographic survey is completed, Arboricultural and Ecological surveys are commissioned	November 2018
Planning application	Submission of the planning application to the Southwark Council	Waiting on above surveys to support the application	November 2018
Business Case	Submitted to the Environment Agency for funding	This is being progressed by a representative from the Environment Agency who is working with the Flood Risk Management Team	December 2018
Detailed Design	In response to the public consultation and above surveys the detailed design will be finalised	This will proceed on confirmation of planning permissions	February-July 2019
Construction	Groundworks and landscaping at Peckham Rye Park		September 2019 - June 2020

Item No.	Classification: Open	Date: March, 2019	Meeting Name: Strategic Director of Environment and Leisure
Report title:		Gateway 1 Procurement Strategy Approval Lost Peck Flood Alleviation and Environmental Improvement Scheme - Construction Contract	
Ward(s) or groups affected:		Peckham Rye Rye Lane	
From:		Strategic Director of Environment & Leisure	

RECOMMENDATION (S)

1. That the Strategic Director of Environment & Leisure approves the procurement strategy outlined in this report to procure a supplier through the Environment Agency's (EA) Next Generation Supplier Arrangement (NGSA), Programme Development Unit (PDU), for the construction of the Lost Peck Flood Alleviation and Environmental Improvement Scheme for a period of eighteen months from October 2019 for an estimated total contract value of £1 million.

BACKGROUND INFORMATION

2. As Lead Local Flood Authority (LLFA) under the Flood and Water Management Act 2010 (the Act), Southwark Council embarked on flood investigations and identified areas at relatively higher risk of flooding and prioritised them for flood mitigation schemes. One of such critical drainage areas is Peckham Rye.
3. A scheme has therefore been developed at Peckham Rye Common and Park, consisting of vegetated bunds to hold back storm water from flooding properties downstream. It will also deliver environmental enhancements such as reconnecting the green spaces previously fragmented by roads including the triangle just north of East Dulwich Road (the 'Northern Triangle'), targeted vegetation planting, biodiversity improvements, as well as redevelopment of the derelict wide footway just south of East Dulwich Road, ('Donkey Ride') to improve public access including installation of approximately 130 m of new cycle path.
4. The scheme is described in more detail in paragraphs 5 to 9 below; further information can also be found in the background documents.

Summary of the business case/justification for the procurement

5. The scheme has been designed to provide protection for flood events from a storm likely to occur once in 75 years, representing a flood event with a 1.33% probability of occurring each year. At its peak, the approximately one metre high bunds will protect downstream properties by temporarily holding back surface water runoff (estimated at 14,650 m³) which would otherwise flood areas around Rye Lane. A Map of areas at risk of surface water flooding is presented in Appendix 1.
6. Hydraulic modelling estimates that 318 properties are at risk of surface water flooding during a 1 in 75 year storm, including 231 residential properties and 87 non-residential properties. Following implementation of the scheme, it is projected

that 267 (84%) of these properties would be protected from surface water flooding, including 210 residential and 57 non-residential properties.

7. An economic assessment estimated that in the absence of the scheme, economic damages of approximately £11.5 million would be incurred in the event of flooding at affected areas. These damages would be reduced to around £5.5 million following implementation of the scheme, representing an economic benefit or damages avoided of £6 million.
8. The proposed measures will integrate environmental and flood alleviation objectives to provide multiple benefits to the community, improve biodiversity and enhance the local environment.
9. In addition to achieving flood risk management objectives, the scheme has been developed to deliver multiple benefits for the community, including:
 - enhancement of the current underutilised green space immediately north of East Dulwich Road,
 - enhancing the biodiversity value of this area of the common, through targeted use of native plant species,
 - creating connectivity between the existing green spaces,
 - improving the currently derelict historic 'donkey ride' area along East Dulwich Road, reclaiming this aspect of the common and creating a positive space. This is partly funded by Cleaner, Greener, Safer (£70,000),
 - celebrating and recognising the history of the Lost River Peck, through themed environmental enhancements and educational boards and
 - improvement to local air quality and noise levels through enhanced buffer planting around the road boundary in the Northern Triangle.

Market considerations

10. To achieve best quality and minimise risks, it is preferred that the chosen contractor should have experience of delivering flood risk management and environmental enhancement works. This is a 'niche' market that the council does not often contract for and has limited experience of. Also, there is uncertainty about the suitability of contractors on the approved contractors list.
11. It is therefore recommended to utilise the specialist suppliers available to the council by using the Environment Agency's Next Generation Supplier Arrangement (NGSA), Programme Delivery Unit (PDU). With this new arrangement a contractor is assigned to each geographic area to provide specialist flood and environmental services to the Environment Agency and other Flood Risk Authorities. It is a refinement of the current framework arrangement where two contractors are assigned to each geographic area and performance on the current arrangement is a key factor in selecting contractors for the NGSA.
12. The EA's decision to appoint one supplier per area was based on the judgement that it would best reflect the commercial need of users and establish value for money as it facilitates closer collaboration and allows consideration and discussion of commercial risk much earlier in the process. Moreover, value for money benchmark assessment is an important component of this collaborative approach.

KEY ISSUES FOR CONSIDERATION

Options for procurement route including procurement approach

13. The table below outlines the procurement options and their relative merits:

Options	Advantages	Disadvantages
Use of term contractor (single supplier negotiation)	<p>Benefit of early contractor engagement during the design process</p> <p>Less complex legal processes to be followed</p> <p>Less resources/input required from the Council in procurement process</p>	<p>Limits opportunities for competitive tendering and ensuring best value</p> <p>Council contractors are less likely to have specialist experience of delivering niche services for flood defence works.</p>
Mini-competition (from selected contractors known to have relevant experience on the approved list)	<p>The council has full control of the process particularly with respect to the public interface</p> <p>Could yield better value for money</p> <p>Could use the council's standard conditions</p>	<p>Significant time and resources to be spent in the tender process, including researching contractors, obtaining and evaluating quotes</p> <p>May lose the benefit of early contractor involvement in the design while going through the tender process</p> <p>Timescale for the tender process may adversely impact on the delivery programme</p>
Single supplier in our geographic area allocated from the Environment Agency's (EA) Programme Delivery Unit (PDU)	<p>May yield better value for money by benefiting from the EA's two-staged highly competitive procurement processes (NGSA and PDU)</p> <p>Existing framework in place which has met the EA's robust procurement guidelines and requirements including a robust price benchmarking exercise</p> <p>Minimises resources/input required from the Council as the EA has already gone through the process of selecting contractors with the requisite experience and reputation.</p> <p>Benefit of early contractor involvement during the design process in addition to technical support from the EA.</p>	<p>Limited to a single supplier within the geographically based PDU</p> <p>May have to work under the terms and conditions of the framework although there is potential to negotiate some terms with the supplier</p>

Proposed procurement route

14. Based on the above evaluation, it is proposed to procure a single contractor through the EA's PDU.
15. A single supplier is allocated by the EA to each geographically based PDU. The supplier is to be selected from the EA's pool of specialist suppliers in the NGSA framework following a further competitive process. For those in the existing framework, their current performance level is a key factor in selection process. The PDU supplier would therefore have gone through two rounds of competition.
16. This approach is preferred since it ensures the procurement of a supplier that has already met robust standards and is a specialist within a niche market. It will save the council significant time and resources which would otherwise have been employed in a tendering process. Additionally, the scheme will benefit from early contractor involvement during the development of detailed designs, which is not likely if procuring a contractor via a full-scale tendering process.
17. The contract has set standard unit costs (£/metre) for flood defence structures such as bunds for NGSA suppliers following a detailed benchmarking exercise to ensure competitive pricing. Additionally, the quality/cost split for evaluation purposes is confirmed as 70/30.
18. PDUs have been set up to be the default delivery route for procuring the majority of the EA's uncommitted capital flood risk management projects and are also able to provide assistance to other Risk Management Authorities, including Lead Local Flood Authorities.
19. PDUs were established to improve overall confidence in delivery, with benefits including increased speed of delivery, greater quality, improved communication, improved risk management as well as improved health, safety and welfare as set out in the EA's PDU Handbook.
20. PDUs are geographically based and it is therefore proposed that the supplier will be allocated from PDU3 which covers Kent, South London and East Sussex. The specific contractor will be known when the new framework goes live in April 2019.

Identified risks for the procurement

21. Identified risks and mitigation actions are summarised in the table below:

No.	Risk	Risk Level	Mitigating Action
1	Inability to secure a suitable contractor via the Environment Agency's Programme Delivery Unit	Low	We have entered into discussions with the EA who have confirmed that contractors on their framework possess the relevant experience to deliver these works

2	Lack of 'buy-in' by local interest groups and public halting the project.	Low	Extensive public consultation and engagement have been conducted to develop a scheme which is widely supported, including public meetings and an online consultation. We have engaged with relevant groups including the Friends of Peckham Rye Park, the Peckham Society and local residents' associations and will continue to work with stakeholders at the detailed design and implementation stages
3	Programme and cost over-run	Medium	Early contractor engagement will facilitate more accurate estimates of timescales and cost
4.	Inability to obtain planning consent	Low	Early and ongoing discussion with the Local Planning Authority
5	Failure to secure funding from the Environment Agency	Low	The scheme is being developed in collaboration with the Environment Agency including preparation of a Business Case
6	Shortfall in EA funding	Low	Early identification of funding gap following completion of business case and early application for additional levy funding. Additional Thames Water funding is being explored.
7.	Failure to secure approval from the Secretary of State for working on common land	Medium	Early and continued engagement with key stakeholders associated with Common Land to secure support for the scheme

Key/Non Key decisions

22. This report deals with a non key decision.

Policy implications

23. The procurement of construction services will actively identify opportunities to manage flood risk in a manner that seeks to deliver on the council's vision for the borough, placing emphasis on solutions that enhance the safety of residents and businesses and provide multiple benefits.

24. It is intended to engage with local communities in planning the construction of the scheme. It will be transparent, participative and more responsive to local needs and aspirations.

25. The construction will be sensitive to the usage and character of the parks and open spaces and will ensure disruptions are minimised.

Procurement project plan (Non Key decisions)

Activity	Complete by:
DCRB Review Gateway 1:	06/03/2019
Brief relevant cabinet member (over £100k)	21/03/2019
CMT Review Gateway 1:(if applicable)	N/A
Approval of Gateway 1: Procurement strategy report	29/04/2019
Completion of tender documentation	31/05/2019
Invitation to tender	N/A
Closing date for return of tenders	N/A
Completion of clarification meetings/presentations/evaluation interviews	N/A
Evaluation of technical, quality and financial proposals received from the relevant PDU contractor and negotiation on specific terms. Completion of evaluation of tenders	15/07/19
Forward Plan (if GW2 is key decision)	31/06/2019
DCRB Review Gateway 2: Contract award report	17/08/2019
Brief relevant cabinet member (over £100k)	28/08/2019
CMT Review Gateway 2: Contract award report (if applicable)	N/A
Notification of forthcoming decision (if GW2 is key decision)	08/08/2019
Approval of Gateway 2: Contract Award Report	30/08/2019
End of scrutiny Call-in period and notification of implementation of Gateway 2 decision (If GW2 is key decision)	21/09/2019
Debrief Notice and Standstill Period (if applicable)	N/A
Contract award	21/09/2019
Add to Contract Register	21/09/2019
Place award notice on Contracts Finder	24/09/2019
Contract start	01/10/2019
Contract completion date	31/03/2021

TUPE/Pensions implications

26. There are no specific implications. No staff transfers are involved.

Development of the tender documentation

27. It is intended that the detailed design process benefits from early contractor involvement and input. The outline design drawings and specifications which will be used for planning application will therefore be used for the procurement process and the detailed design will be undertaken once the contractor is on board. .

Advertising the contract

28. No advertising will be undertaken since the contract will be procured through the EA's PDU that has been advertised in the OJEU and in line with the EU regulations.

Evaluation

29. The council's Flood Risk Team will evaluate the technical, quality and financial proposals from the EA's PDU contractor to ensure they meet the council's requirements and benchmark that against the Herne Hill Flood Alleviation scheme which applied a similar design concept and involved the construction of earth bunds and associated drainage works.

Community impact statement

30. In line with the council's Public Sector Equality Duty under the Equality Act 2010, this decision has been judged to have no or a very small detrimental impact on local people and communities. The scheme will have a positive impact on a significant number of local residents, businesses and visitors by reducing the risk of flooding and enhancing the local environment. As the scheme is to be implemented in Peckham Rye Common and adjacent green spaces, some public amenities may be out of use for a limited period during construction works. This should not adversely impact any particular group of people.

Social Value considerations

31. The Public Services (Social Value) Act 2012 requires that the council considers, before commencing a procurement process, how wider social, economic and environmental benefits that may improve the wellbeing of the local area can be secured. The details of how social value will be incorporated within the tender are set out in the following paragraphs.

Economic considerations

32. By reducing the risk of flooding from surface water, the proposed scheme is likely to reduce economic losses including but not limited to damage to properties and vehicles, loss of income due to closed businesses, travel delays due to closed roads and insurance claims.
33. By enhancing the existing green spaces, public access and sustainable transport, we anticipate that the scheme will promote the economic development of the area by encouraging people to walk, cycle, visit and spend time and money in and around Peckham Rye Common.

34. The contractor will be encouraged to source and purchase products from the local area where possible to support the local economy.
35. We anticipate that any disruption during the construction of the scheme will be very limited and occur only for a temporary period during the works.

Social considerations

36. The council is an officially accredited London Living Wage (LLW) Employer and is committed to ensuring that, where appropriate, contractors and subcontractors engaged by the council to provide works or services within Southwark pay their staff at a minimum rate equivalent to the LLW rate. The requirement that London Living Wage be paid to contractor's staff working on this contract is one that will be incorporated in the framework's terms and conditions.
37. The stakeholder engagement activities that will be undertaken as part of the scheme construction and opening will enhance social cohesion.

Environmental/Sustainability considerations

38. Construction methods to be applied will be sympathetic to the existing character and uses of the park and open space. Measures to be constructed will not only reduce flood risk but also enhance the environment and improve the amenity value of the park and the common.
39. The contractor will be required as far as reasonably possible to reduce the import of material and re-use/recycle materials.

Plans for the monitoring and management of the contract

40. A project board will be established to include representatives of key stakeholders such as the EA, Friends of Peckham Rye Park, the scheme designer and the contractor. The project board will meet monthly. The project board will report to the Central South Flood Partnership which is chaired by the cabinet member for environment, transport management and air quality. The partnership meets quarterly. The partnership will in turn report to the Thames Regional Flood and Coastal Committee.

Staffing/procurement implications

41. There are no specific implications. Additional staff will not be required as a result of this contract.
42. The Council's in-house Flood Risk Management team will continue to liaise with other flood risk partners to facilitate the successful delivery of the project.

Financial implications

43. The estimated total capital cost of the scheme (including design, investigations costs and contingency) is £1,000,000. Scheme development was funded by the EA. The business case for the detailed design and implementation of the scheme is currently being developed in collaboration with the EA.
44. The quantum of funding to be secured through the Flood Defence Grant in Aid (FDGiA) process for scheme implementation will be determined by the partnership

score which in turn depends on the number of properties protected. The higher the partnership score the more funding will be allocated to the scheme.

45. A contribution of £70,000 has also been secured from the Council's Cleaner, Greener and Safer Fund specifically for improving the donkey ride area.

Investment implications

46. The Council will own the assets delivered and will be responsible for managing them over their lifetime.

Legal implications

47. On the basis of the estimated value of the project the procurement of the construction works would not be subject to the application of the (EU) Public Contracts Regulations 2015. However, paragraphs 10 to 20 note the proposal to engage a specialist contractor which is to be appointed to a framework managed by the Environment Agency following an EU compliant procurement process and assigned to a geographical PDU. This will be subject to a satisfactory evaluation by the council of the specialist contractor's costed proposal for the project.
48. The procurement of a specialist contractor through a single supplier negotiation process is also consistent with the council's Contract Standing Orders, which allow an exemption from the prescribed tendering requirements to be granted where exceptional circumstances exist.
49. Officers will seek and obtain advice from the Director of Law and Democracy in relation to the terms of the works contract forming part of the EA's framework and will ensure that the council's local requirements are included.

Consultation

50. Extensive public consultation has been conducted to gain local knowledge of the area as well as to secure community support for the proposed scheme. Consultation activities included site walks, letter drops, community workshops, and attendance at community council, community groups and residents' association meetings.
51. An online consultation was conducted from June to August 2018. Of the 80 residents who completed the questionnaire, 72% agreed that the scheme is the right approach to flood mitigation in the area, with 20% unsure and 8% in disagreement.
52. Public opinion was also sought for options proposed for the 'Donkey Ride' and 63% of the respondents supported the construction of a cycle lane on the stretch.
53. Respondents were also generally supportive of proposed environmental improvement to the triangular area just north of East Dulwich Road ('Northern Triangle').
54. On completion of the online consultation, an exhibition was held on Saturday, 8 September 2018 where the results were presented. The event allowed residents to receive feedback on the online consultation and offered opportunities to those who had concerns about the scheme to discuss them with the project team.

Other implications or issues

55. Southwark council will take ownership and be responsible for the maintenance of the assets to be constructed. From the experience of managing the construction and maintenance of the Herne Hill Scheme, the cost associated with maintenance is expected to be minimal.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Head of Procurement

56. Since the estimated cost of the proposed project cost is below the EU threshold, a formal concurrent is not required.

Director of Law and Democracy

57. A formal legal concurrent is not required for this report as the estimated value of the proposed construction works is below the EU advertising threshold.

Strategic Director of Finance and Governance (CAP18/068)

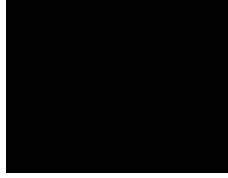
58. The strategic director of finance and governance notes the recommendation to the strategic director of Environment and leisure to approve the procurement strategy outlined in this report to procure a supplier through the Environment Agency's Next Generation Supplier Arrangement (NGSA) Programme Development Unit (PDU) for the construction of the Lost Peck Flood Alleviation and Environmental Improvement Scheme for a period of eighteen months from October 2019 for an estimated total contract value of £1 million.
59. The strategic director of finance and governance also notes the resource/financial implications contained in the report and expects all funding sources to be confirmed before award of contract.
60. It is also noted that officers' time and any other costs connected with this recommendation will be contained within existing departmental revenue budgets.

Director of Exchequer (for housing contracts only)

N/A

PART A – TO BE COMPLETED FOR ALL DELEGATED DECISIONS

Under the powers delegated to me in accordance with the council's Contract Standing Orders, I authorise action in accordance with the recommendation(s) contained in the above report.



Signature

Date: 26th March 2019

Designation: Strategic Director of Environment & Leisure

PART B – TO BE COMPLETED BY THE DECISION TAKER FOR:

- 1) All key decisions taken by officers
- 2) Any non-key decisions which are sufficiently important and/or sensitive that a reasonable member of the public would reasonably expect it to be publicly available.

1. DECISION(S)

As set out in the recommendations of the report.

2. REASONS FOR DECISION

As set out in the report.

3. ALTERNATIVE OPTIONS CONSIDERED AND REJECTED BY THE OFFICER WHEN MAKING THE DECISION

As set out in the report.

4. ANY CONFLICT OF INTEREST DECLARED BY ANY CABINET MEMBER WHO IS CONSULTED BY THE OFFICER WHICH RELATES TO THIS DECISION**5. NOTE OF ANY DISPENSATION GRANTED BY THE MONITORING OFFICER, IN RESPECT OF ANY DECLARED CONFLICT OF INTEREST**

If a decision taker or cabinet member is unsure as to whether there is a conflict of interest they should contact the legal governance team for advice.

5. NOTE OF ANY DISPENSATION GRANTED BY THE MONITORING OFFICER, IN RESPECT OF ANY DECLARED CONFLICT OF INTEREST

If a decision taker or cabinet member is unsure as to whether there is a conflict of interest they should contact the legal governance team for advice.

6. DECLARATION ON CONFLICTS OF INTERESTS

I declare that I was informed of no conflicts of interests.*

or

I declare that I was informed of the conflicts of interests set out in Part B4.*

(* - Please delete as appropriate)

BACKGROUND DOCUMENTS

Background Documents	Held At	Contact
Peckham Rye Briefing Note	Flood Risk Management	John Kissi 020 7525 2062
Link: S:\FLOOD RISK MANAGEMENT\Flood Alleviation Schemes\Peckham Rye\09 - Docs, Repts & Drwgs\01 - Documents\Gateway Report\Supporting documents		
Peckham Rye Economic Analysis Technical Note	Flood Risk Management	John Kissi 020 7525 2062
Link: S:\FLOOD RISK MANAGEMENT\Flood Alleviation Schemes\Peckham Rye\09 - Docs, Repts & Drwgs\01 - Documents\Gateway Report\Supporting documents		
Base Model and Options Technical Note	Flood Risk Management	John Kissi 020 7525 2062
Link: S:\FLOOD RISK MANAGEMENT\Flood Alleviation Schemes\Peckham Rye\09 - Docs, Repts & Drwgs\01 - Documents\Gateway Report\Supporting documents		
Environment Agency, Programme Delivery Units Handbook	Flood Risk Management	John Kissi 020 7525 2062
Link: S:\FLOOD RISK MANAGEMENT\Flood Alleviation Schemes\Peckham Rye\09 - Docs, Repts & Drwgs\01 - Documents\Gateway Report\Supporting documents		

APPENDICES

No	Title
Appendix 1	Flood Map for Peckham Rye
Appendix 2	
Appendix 3	
Appendix 4	

AUDIT TRAIL

Lead Officer	Dale Foden	
Report Author	John Kissi	
Version	Final	
Dated	March 2019	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	Yes	Yes
Head of Procurement	Yes	Yes
Director of Law and Democracy	Yes	Yes
Director of Exchequer (for housing contracts only)	N/A	N/A
Cabinet Member	No	No
Contract Review Boards		
Departmental Contract Review Board	Yes	Yes/No
Corporate Contract Review Board	N/A	N/A
Cabinet Member	Yes/No	Yes/No
Date final report sent to Constitutional /Community Council/Scrutiny Team	Date/Month/Year e.g. 5 July 2010	

BACKGROUND DOCUMENT - CONTRACTS REGISTER ENTRY FORM - GATEWAY 1

Contract Name	Lost Peck Flood Alleviation and Environmental Improvement Scheme – Construction Contract
Contract Description	To provide specialist construction services in the implementation of the above scheme.
Contract Type	Works
Lead Contract Officer (name)	Dale Foden
Lead Contract Officer (phone number)	02075252045
Department	Environment and Leisure
Division	Highways
Procurement Route	Single supplier via Environment Agency's Programme Development Unit
EU CPV Code (if applicable)	N/A
Departmental/Corporate	Departmental
Fixed Price or Call Off	Call Off
Contract Total Value	£1,000,000
Contract Annual Value	£1,000,000
Contract Start Date	01/10/2019
Initial Term End Date	31/03/2021
Number of Remaining Contract Extensions	0
Contract Review Date	01/06/2020
Revised End Date	N/A
SME/ VCSE (If either or both include Company Registration number and/or registered charity number)	N/A
Comments	
London Living Wage	Required

On approval by the decision maker this document should be passed to the member of staff in your department who is responsible for keeping your departmental contracts register up to date.

From: Pru Bland [REDACTED]
Sent: Sunday, February 18, 2018 4:00 PM
To: Kissi, John
Cc: [REDACTED]; Lauraine Turner; Walpole, Will; Rapson, Stuart; Hargrove, Barrie; Mills, Victoria; Hamvas, Renata; Edwards, Gavin; Dolezal, Nick; Ali, Jasmine; Mohammed, Jamille; Barber, James; Shimell, Rosie; Smith, Charlie; Wingfield, Ian; Hill, Matthew; Liz Brough; Paula Orr
Subject: Peckham Rye flood alleviation scheme

Last week on behalf of the **Friends of Peckham Rye Park** I sent a short email of support for the scheme. Subsequently a fellow FoPRP committee member, Paula Orr, has put together a much more considered letter of support on our behalf.

I attach the letter as a document for ease of forwarding it to the relevant authorities. FoPRP fully endorse everything that is said in the letter.

Good luck with the application.

Best wishes

Pru

Subject: Peckham Rye Flood Alleviation Scheme

To: London Borough of Southwark Highways Department

The Friends of Peckham Rye Park (FoPRP) is a group of like-minded volunteers dedicated to preserving and maintaining the historic beauty of Peckham Rye Park and Common. We are instrumental in shaping the future of this important community space. We look after the interests of park users and raise any issues – from conservation to anti-social behaviour – with the relevant authorities. The FoPRP committee finds out about future plans and canvasses popular opinion, organising meetings for members and inviting park officials and councillors when there are issues of concern.

Our committee has been closely involved in discussions with Southwark Council's Highways Department about the proposed flood alleviation scheme for the north end of Peckham Rye Common. This careful process has ensured that queries and concerns raised by the committee on behalf of park users have been discussed and answers provided.

We are delighted that the Highways Department team led by John Kissi has come up with a proposal that meets a range of objectives and enhances this part of the Peckham Rye Common in a way that maintains the openness and accessibility of this important area of Metropolitan Open Land and makes the space more attractive to users and passers-by.

We would like to comment in particular on the following benefits that would be provided by this project:

- Enhancement of existing green space: during 2017 the Committee carried out a survey with local residents in the immediate vicinity of this part of Peckham Rye Common and with users to find out what they saw as the benefits of this space and how they felt it could be improved. The results of the survey indicated that people value the open area for children's play, recreation, access to nature and being outdoors. Many people felt that the space could be improved by better planting and enhancement of biodiversity but some were concerned about any possible loss of openness and access.

We feel that the current proposal to improve the area involved responds well to the needs and aspirations expressed to us by local residents and users.

Some residents and users indicated that improvements in physical layout – for example by removing the old iron railings that run east to west across the area – could increase natural surveillance and a feeling of safety. We are glad to see that the proposed project identifies this aspiration and includes measures to achieve it.

- We recognise the importance to providing protection to properties in the area and making provisions for future climate change impacts and are satisfied that this project makes the most of the capacity of this area of the Common to temporarily retain surface water and reduce flood risk, with minimal impact on the use and enjoyment of the area.
- We are delighted that the proposed project is intended to enhance biodiversity through the use of native plants and we look forward to working with the project team to ensure that planting and maintenance achieve these goals.
- We are keen to see that the project proposes to encourage connectivity between existing green spaces in Peckham, Dulwich and other parts of South London and will follow with interest the measures taken to facilitate this.
- The Friends have been promoting the idea of using information boards to create awareness and recognition of the rich history and environmental contribution of Peckham Rye Common and are delighted to see that this could be delivered as part of the project.

We would like to express our support for this project. Equally, we would like to register our recognition of the work that the Highways Department team has done in involving local user groups like FoPRP.

Pru Bland
Treasurer
FoPRP

From: Wingfield, Ian
Sent: Friday, February 16, 2018 8:48 AM
To: Kissi, John
Subject: Re: Peckham Rye Flood Alleviation & Scheme- REQUEST FOR LETTER OF SUPPORT

Dear John,

I hope this will suffice:

“As the relevant Cabinet Member in Southwark and a local resident in Peckham Rye I fully support all the Flood Alleviation and Improvement Scheme and all the project objectives. In particular I would like to stress the importance of the enhancement of the ‘bog garden’, reclaiming the ‘donkey ride’ area, safer cycling routes and enhanced pedestrian pathways, improved air and noise quality, and recognising the history of the Lost River Peck. The Scheme as a whole will make the Peckham Rye area far more attractive and accessible to be enjoyed by residents of all ages, abilities and backgrounds”.

Regards,

CLLr Ian Wingfield
Cabinet Member for the Environment & Public Realm
Visitor: [160 Tooley Street | London | SE1 2QH](#)
Postal: Cabinet Office | 4th Floor (North, Hub 5) | [PO Box 64529 | SE1P 5LX](#)
Tel: [020 7525 4615](#)

From: Hargrove, Barrie
Sent: Friday, February 16, 2018 5:05 PM
To: Kissi, John; Mills, Victoria; Hamvas, Renata; Edwards, Gavin; Ali, Jasmine; Dolezal, Nick; Mohammed, Jamille; Shimell, Rosie; Barber, James; Smith, Charlie
Cc: Wingfield, Ian; Hill, Matthew
Subject: RE: Peckham Rye Flood Alleviation & Scheme- REQUEST FOR LETTER OF SUPPORT

Dear John,

I am very happy to express my support for this flood alleviation scheme and its objectives as set out, in the knowledge that you and your team will deliver it to the high and publicly sensitive standards of the other flood alleviation projects you have developed.

All best wishes,

Councillor Hargrove

Councillor Barrie Hargrove
Cabinet Member for Communities, Safety & Leisure
London Borough of Southwark, Peckham Ward

160 Tooley Street
London SE1P 5LX

020 7525 7311
07944 117 902

From: Barber, James
Sent: Sunday, February 18, 2018 8:34 AM
To: Kissi, John
Cc: Shimell, Rosie
Subject: Re: Peckham Rye Flood Alleviation & Scheme- REQUEST FOR LETTER OF SUPPORT

Hi John,

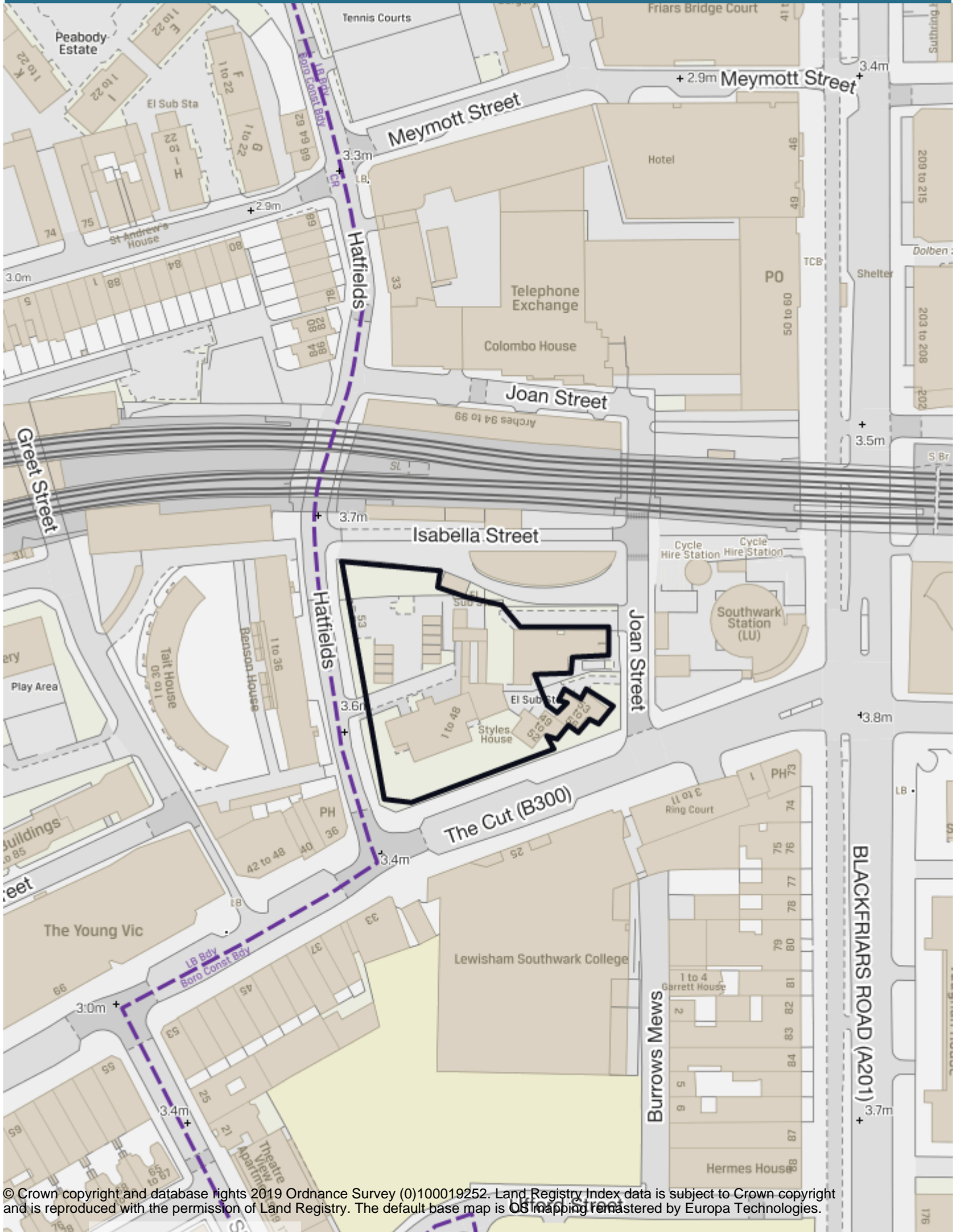
I fully support these proposed measures to alleviate flood risk in the area.

I've witnessed first hand the impact of flooding in local residents and the extreme distress it caused them and support these measures to help avoid this risk.

Having seen the very successful flood alleviation measures in the local area such and those on Alleyns playing fields and Dulwich Park you have a great track record of such scheme implementation. I'm also sure you've taken into account the new Lido proposals.

My only question is when will they be completed / they can't happen soon enough!

Regards James Barber
Liberal Democrat councillor for East Dulwich



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Scale = 1:100,000,000

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Item No. 7	Classification: OPEN	Date: 22 February 2021	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 20/AP/0969 for: Full Planning Application Address: STYLES HOUSE, HATFIELDS, SOUTHWARK, SE1 8DF Proposal: Redevelopment of the site to include the demolition of existing buildings (the Platform Southwark building, the existing tenant management organisation orhall, nine garages, a sub-station, eight studio apartments, and a storage and boiler room building); the retention and improvement to the existing Styles House building; the erection of 25 new dwellings, a new substation, a new community centre and tenant management organisation facilities; car and cycle parking; a new boiler house; landscaping; access and associated works.		
Ward(s) or groups affected:	Borough and Bankside		
From:	DIRECTOR OF PLANNING		
Application Start Date : 27 March 2020		PPA Expiry Date : 26 June 2020	
Earliest Decision Date: 19 June 2020			

RECOMMENDATION

1. That planning permission be granted, subject to conditions and referral to the Mayor of London and the applicant entering into an appropriate legal agreement.
2. In the event that the requirements of (1) are not met by 1 August 2021 the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 195 of this report.

EXECUTIVE SUMMARY

3. Styles House Estate is a Council owned housing estate located at the junction of The Cut and Hatfields, within the Bankside area of the LBS. The estate is located adjacent to the Transport for London (TfL) owned Southwark London Underground Station. The Estate is managed by the Styles House Tenant Management Organisation (hereafter known as TMO), which is managed by an elected Board of Management. Part of the Estate, including the Styles House allotments, are currently in the ownership of TfL.
4. On 30 April 2019 the LBS Cabinet made a decision for a land swap between the Styles House Estate and TfL land holdings at Southwark Station. This land swap sought to maximise the development opportunities for both the adjacent Southwark London Underground Station (hereafter known as the OSD) and the Styles House development. As a result of this land swap, the development boundary for the site does not follow the existing Styles House estate boundary.
5. In parallel to this application, and following the in-principle land swap agreement, TfL have submitted a full application for a commercial development over Southwark London Underground Station (hereafter known as the OSD). A 10m wide no build zone is proposed to the east of the Styles House development site between the new Styles House development and the proposed TfL OSD. This provides an opportunity for additional amenity space for residents and occupiers of the office, while also ensuring that both developments can be brought forward in parallel.
6. The recommendation for approval of this application is based on its individual planning merits, however it should be noted that this scheme cannot be built unless the OSD is approved and carried out. A decision on this application will not prejudice the planning committee's consideration and assessment of the OSD application.

7. The scheme would deliver 100% affordable housing and 146sqm of TMO community use. The loss of the existing Platform building and its B1 use class is contingent on approval of the Southwark OSD which has been secured through a S106 where the loss of the Platform building is acceptable on the basis that Southwark OSD is approved and carried out . If the Southwark OSD is not approved or carried out than this grant for planning permission would be voided.
8. A housing needs assessment was provided to inform the dwelling mix which is not policy compliant and identified the need for primarily 1 and 2 bed units on the site. The proposed dwelling mix responds to the identified housing need of existing residents on the estate and within the surrounding area.
9. The overall design and height of the scheme is well considered in relation to the proposed Southwark OSD and existing Styles House. Because the schemes are interdependent they have been assessed on the basis that the two developments will be experienced in conjunction in terms of design, however the approval of this scheme is dependent on approval on Southwark OSD which will be assessed at a separate planning committee on its own merits. The proposed layout is supported, with the TMO hall facing The Cut to provide active frontage. Landscaping improvements have also been provided and improvements to the entrance of existing Styles House.
10. There would be some impacts on neighbouring residents in terms of daylight and sunlight, particularly for the existing Styles House building, however these are considered to be acceptable within the context of the BRE guidelines.
11. A total of 300 consultation letters were sent out to residents and businesses in the area. A total of 11 responses have been received. Of these, 7 were in objection and 4 were general comments in respect of the application. The objections were largely around the impacts of extending the building in terms of height and the potential harm resulting to residential amenity, however there were some comments made about the design and additional disruption from development in the area. The details of the objections raised are discussed in paragraphs 58 of the officer report.
12. The proposal would implement energy strategies to secure a 48.3% overall carbon emissions reduction over the Building Regulations 2013. This would be based on a 10.9% saving in energy demand and a 37.5% saving from renewable energy.
13. Overall, the benefits of the proposal are considered to outweigh any potential harm and it is recommended that planning permission be granted, subject to conditions and a S106. This approval will be contingent on a separate assessment, approval and build-out of the Southwark OSD at a separate planning committee, where the outcomes of this decision will not prejudice the consideration and assessment of the OSD application separately.

BACKGROUND INFORMATION

14. On 30 April 2019 the LBS Cabinet agreed a 'land swap' between the Styles House Estate and TfL land holdings around Southwark Station. This land swap sought to maximise the development opportunities for both the TfL OSD and the Styles House development. As a result of this land swap, the development boundary for the site does not follow the existing Styles House estate boundary.
15. In parallel to this application, and following, TfL has submitted an application for a commercial development over and around Southwark London Underground Station (hereafter known as the OSD) (current application ref: 20/AP/1189). A 10m wide no build zone is proposed to the east of the Styles House development site between the new Styles House development and the proposed TfL OSD. This provides an opportunity for additional amenity space for residents and occupiers of the office, while also ensuring that both developments can be brought forward in parallel. The two schemes are interdependent in that one can't be built without the other, in terms of land ownership. The grant of approval to this application is contingent on approval of the OSD application in planning policy terms, in order to justify the loss of 912.4sqm B1 office floorspace resultant from the demolition of the Platform Southwark Building. This contingency will be secured within the S106. Each application will be assessed separately and without prejudice for its own planning benefits and consideration. .

Site location and description

16. The Site is located in the Borough and Bankside Ward of the LBS, and within the London Central Activity Zone. The Site comprises approximately 0.3 ha of developed land. The Site includes Styles House, a council owned housing estate, and the existing Platform Southwark building (former office building B1 use) which is currently in temporary use as a performance arts building. Located immediately adjacent to east of the Site is the Southwark London Underground Station. The Site forms part of a land swap agreement between Southwark Council and Transport for London which will facilitate the redevelopment of several underutilised sites to deliver a significant uplift in commercial and residential floorspace.
17. The existing site includes 56 residential units, split between the 12 storey Styles House building (48 one-bedroom units) and eight studio apartments (known as the Chalets) housed in a terrace of four, two storey maisonettes. A small, single story TMO building is located to the north east of the Styles House building and is connected to the Styles House building via a pram store and boiler room structure. Nine garages occupy the centre of the site with gardens and allotments to the north of the site. Landscaping and amenity space is also

provided to the south of the site fronting The Cut.

18. The Styles House estate has a single access point from Hatfields to the west. The Chalets can also be accessed from Joan Street to the east. The Platform Southwark building is accessed from Joan Street to the east, which is proposed to be closed as part of the separate Southwark OSD development. No pedestrian access to the site is gained from The Cut (to the south of the site).
19. The site is bound to the north by Isabella Street, which provides pedestrian access to a number of railway arches in A1/A3/A4 uses. The arches are located under the south eastern main line railway viaduct. The Cut bounds the site to the south and Hatfields, which runs along the western boundary of the site and forms the boundary between the Boroughs of Southwark and Lambeth, Joan Street, and beyond that the Southwark London Underground Station and Blackfriars Road are located to the east of the site.
20. The context of the surrounding area is mixed use in nature, with commercial, retail and entertainment uses occupying ground floor units and residential units on the upper floors. A number of substantial offices buildings are located along the nearby Blackfriars Road.
21. The site has a PTAL rating of 6b (excellent) being next to Southwark Underground Station, a short walk (approx. 200 yards to the west) to Waterloo East National Rail Station and Waterloo Railway Station (approx.300 yards to the west). The site is well located in terms of shops and services, with supermarkets, pharmacies, restaurants and public houses located in walking distance from Styles House.
22. The site has the following designations:
 - Bankside and Borough District Centre
 - Bankside, Borough, London Bridge Strategic Cultural Areas
 - Bankside, Borough and London Bridge Opportunity Area
 - Central Activity Zone (CAZ)
 - Air Quality Management Area (AQMA)
23. The Platform Southwark building is identified in the Blackfriars Road SPD (2014) as a potential development site, and in the draft Southwark Local Plan (2020) as part of the wider Southwark Station OSD site allocation (NSP17: Southwark Station and 1 Joan Street).
24. NSP17 (which includes part of this site): Southwark Station and 1 Joan Street states that redevelopment of the Southwark Station and 1 Joan Street should provide at least 50% of development as employment floorspace, with active frontages on the ground floor in town centre uses (A1, A2, A3, A4, D1, D2). The allocation also notes that the redevelopment of the site may provide new homes and cultural uses.

25. The site is not located in, or close to a Conservation Area, or close to any statutory listed buildings. The Anchor and Hope free house, located at the junction of Hatfields and The Cut is identified on Lambeth's Local List as a locally listed heritage asset. The Grade II listed 74, 75-78, 81, 82 and 83 Blackfriars Road, and associated railings are located along Blackfriars Road approximately 100m to the south east of the site. Views of these buildings to and from the site are obscured by the modern commercial developments along the southern boundary of The Cut.
26. The below image shows the land ownership boundaries where green dash represents TFL boundary and blue dash represents Southwark ownership following the landswap agreed on the 30th April 2019. The solid red buildings are to be demolished.



Image: Styles House and Southwark OSD ownership boundaries following agreed landwap.

Details of proposal

27. The proposal is to demolish the existing building on site (the Platform Southwark building, the eight chalet dwellings, the existing tenant management organisation hall, nine garages, a sub-station, and a storage and boiler room building). These would be replaced by a new part 13, part 14 apartment building to provide 25 council homes (Use Class C3), a new part one, part two storey TMO Hall and community space building (Use Class Flexible D1/D2). The existing Styles House building will be retained and improved through internal and external amendments to facilitate a new entrance, new refuse store and the re-housing of the existing boiler house which is to be demolished.

Benefits of this scheme includes:

- Provides 25 new Council homes, including 19x 1-beds, 3x 2-beds 3 x1-beds that are wheelchair accessible to provide an uplift of 16 homes
- 146sqm of flexible D1/D2 Use Class for TMO Hall and community space use
- Improvements to the existing Styles House building, including internal and external amendments to facilitate a new entrance, new refuse store and boiler house
- The relocation of the on-site UKPN sub-station
- A new pedestrian access point to the site from the cut
- Widening the existing vehicle access to the site from Hatfields; and,
- A comprehensive hard and soft landscaping scheme, including communal amenity space.

Planning history

Address	Ref	Status	Description
Styles House			
49-56 Styles House, Hatfields, London, SE1 8DF	09/CO/010 8	11/08/2010 Granted	Refurbishment and upgrading of the building including replacement of timber windows with upvc double glazed units, and other external repairs.
Flat 1-48 , Styles House, Hatfields, London, SE1 8DF	09/CO/010 7	11/08/10 Granted	Refurbishment and upgrading of the building including replacement of timber windows with upvc double glazed units, renewal of roof coverings and other external repairs.
Styles House, Hatfields, London SE1 8DF	11/AP/169 5	09/12/14 Withdrawn	Installation of two bike lockers and conversion/upgrading of 22 existing pram sheds to provide cycle lockers, together with replacement of existing wooden doors with steel doors.
Styles House, Hatfields, London SE1 8DF	13/AP/165 2	06/09/13 Granted	Erection of a single storey extension to existing tenant management office to provide resident meeting hall.
Platform Southwark			
00/AP/147	1 Joan	Granted	Addition of two storeys at roof

5	Street, London, Southwark, SE1 8DA	26/05/03	level. Use of building as extended, for 14 flats with ground floor retained for business purposes.
13/AP/353 6	Algarve House, 1 Joan Street, London SE1 8DA	Certificate of lawfulness of existing use and development Issued 13/01/14	Certificate of lawfulness to confirm that planning permission 00/AP/1475 was lawfully implemented by the expiry date of 29/05/2008
15/AP/347 6	Algarve House, 1 Joan Street, London, SE1 8BS	Granted 23/11/15	Temporary change of use for a period of 18 months from office (use class B1) to artist studios, gallery and community arts centre (use class D1)
18/AP/197 0	Algarve House, 1 Joan Street, London, SE1 8BS	Granted 17/08/2018	Extension of temporary change of use for a period of 30 months from office (Use Class B1) to artist studios, gallery and community arts centre (Use Class

KEY ISSUES FOR CONSIDERATION

Summary of main issues

28. The main issues to be considered in respect of this application are:

- Principle of the proposed development in terms of land use;
- Environmental impact assessment
- Housing mix, density and residential quality
- Affordable housing and development viability
- Amenity space and children's play space
- Design, including layout, building heights, landscaping and ecology;
- Heritage considerations
- Archaeology
- Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, daylight and sunlight
- Transport and highways, including servicing, car parking and cycle parking
- Environmental matters, including construction management, flooding and air quality
- Energy and sustainability, including carbon emission reduction
- Ecology and biodiversity

- Planning obligations (S.106 undertaking or agreement)
- Mayoral and borough community infrastructure levy (CIL)
- Consultation responses and community engagement
- Community impact, equalities assessment and human rights

These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

29. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
30. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

Adopted planning policy

National Planning Policy Framework (NPPF)

31. The revised National Planning Policy Framework ('NPPF') was published in 2019 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.
32. Paragraph 212 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications
33. Chapter 2 - Achieving sustainable development
Chapter 5 Delivering a sufficient supply of homes
Chapter 6 - Building a strong, competitive economy
Chapter 7 - Ensuring the vitality of town centres
Chapter 8 - Promoting healthy and safe communities
Chapter 9 - Promoting sustainable transport

Chapter 11 - Making effective use of land

Chapter 12 - Achieving well-designed places

Chapter 14 - Meeting the challenge of climate change, flooding and coastal change

Chapter 15 - Conserving and enhancing the natural environment

Chapter 16 - Conserving and enhancing the historic environment

London Plan 2016

34. The London Plan is the regional planning framework and was adopted in 2016. The relevant policies of the London Plan 2016 are:

Policy 2.5 Sub-regions

Policy 2.10 Central Activities Zone – Strategic priorities

Policy 2.11 Central Activities Zone – Strategic functions

Policy 2.13 Opportunity Areas and intensification areas

Policy 2.15 Town Centres

Policy 3.1 Ensuring equal life chances for all

Policy 3.8 Housing choice

Policy 3.9 Mixed and balanced communities

Policy 3.10 Definition of affordable housing

Policy 3.11 Affordable housing targets

Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes

Policy 3.13 Affordable housing thresholds

Policy 4.1 Developing London's economy

Policy 4.2 Offices

Policy 4.3 Mixed use development and offices

Policy 4.7 Retail and town centre development

Policy 4.12 Improving opportunities for all

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.7 Renewable energy

Policy 5.9 Overheating and cooling

Policy 5.10 Urban greening

Policy 5.11 Green roofs and development site environs

Policy 5.12 Flood risk management

Policy 5.13 Sustainable drainage

Policy 5.15 Water use and supplies

Policy 5.17 Waste capacity

Policy 5.18 Construction, excavation and demolition waste

Policy 5.21 Contaminated land

Policy 6.1 Strategic approach (Transport)

Policy 6.3 Assessing effects of development on transport capacity

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 6.13 Parking

Policy 7.1 Building London's neighbourhoods and communities
 Policy 7.2 An inclusive environment
 Policy 7.3 Secured by design
 Policy 7.4 Local character
 Policy 7.5 Public realm
 Policy 7.6 Architecture
 Policy 7.7 Location and design of tall and large buildings
 Policy 7.8 Heritage assets and archaeology
 Policy 7.10 World heritage sites
 Policy 7.11 London View Management Framework
 Policy 7.12 Implementing the London View Management Framework
 Policy 7.14 Improving air quality
 Policy 7.15 Reducing noise and enhancing soundscapes
 Policy 7.21 Trees and woodlands
 Policy 8.2 Planning obligations
 Policy 8.3 Community infrastructure levy

Core Strategy 2011

35. The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the Core Strategy 2011 are:

Strategic Policy 1 Sustainable development
 Strategic Policy 2 Sustainable transport
 Strategic Policy 3 Shopping, leisure and entertainment
 Strategic Policy 4 Places for learning, enjoyment and healthy lifestyles
 Strategic Policy 5 Providing new homes
 Strategic Policy 6 Homes for people on different incomes
 Strategic Policy 7 Family homes
 Strategic Policy 10 Jobs and businesses
 Strategic Policy 11 Open spaces and wildlife
 Strategic Policy 12 Design and conservation
 Strategic Policy 13 High environmental standards

Southwark Plan 2007 (saved policies)

36. In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:

Policy 1.1 - Access to employment opportunities
 Policy 1.4 – Employment sites outside of preferred office locations and preferred industrial locations.

Policy 1.7 – Development within town and local centres
 Policy 1.11 – Arts, Culture and Tourism Use
 Policy 2.1 – Enhancement of Community Facilities
 Policy 2.2 Provision of New Community Facilities
 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 in design
 Policy 3.13 - Urban design
 Policy 3.14 - Designing out crime
 Policy 3.15 - Conservation of the historic environment
 Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites
 Policy 3.19 - Archaeology
 Policy 3.20 - Tall buildings
 Policy 3.28 – Biodiversity
 Policy 3.29 – Development within the Thames Policy Area
 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 5.1 - Locating developments
 Policy 5.2 - Transport impacts
 Policy 5.3 - Walking and cycling
 Policy 5.6 - Car parking
 Policy 5.7 - Parking standards for disabled people and the mobility impaired

Supplementary Planning Documents

37. Affordable Housing SPD 2008 and draft 2011
 Blackfriars Road SPD 2014
 Design and Access Statements SPD 2007
 Development Viability SPD 2016
 Residential Design Standards SPD October 2011 with 2015 technical update
 Section 106 Planning Obligations and CIL SPD 2015 and 2017 addendum
 Sustainability Assessment 2007
 Sustainable Design and Construction SPD 2009
 Sustainable Transport Planning SPD 2009

Greater London Authority Supplementary Guidance

38. Affordable Housing and Viability SPG 2017

Central Activities Zone SPG 2016

Housing SPG 2016

London View Management Framework 2012

Providing for Children and Young People's Play and Informal Recreation 2008

Sustainable Design and Construction SPG 2014

Emerging planning policy

Draft New London Plan

39. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2nd March 2018. Following an Examination in Public, the Mayor then issued the Intend to Publish London Plan, which was published in December 2019.
40. The Secretary of State responded to the Mayor in March 2020 where he expressed concerns about the Plan and has used his powers to direct changes to the London Plan. The London Plan cannot be adopted until these changes have been made.
41. The draft New London Plan is at an advanced stage. Policies contained in the Intend to Publish (ItP) London Plan published in December 2019 that are not subject to a direction by the Secretary of State carry significant weight. Paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

GG1 Building strong and inclusive communities

GG2 Making the best use of land

GG4 Delivering the homes Londoners need

GG5 Growing a good economy

GG6 Increasing efficiency and resilience

SD4 The Central Activities Zone (CAZ)

SD5 Offices, other strategic functions and residential development in the CAZ

SD6 Town centres and high streets

SD7 Town centres: development principles and Development Plan Documents

SD10 Strategic and local regeneration

D1 London's form, character and capacity for growth

D2 Infrastructure requirements for sustainable densities

D3 Optimising site capacity through the design-led approach

D4 Delivering good design

D5 Inclusive design

D6 Housing quality and standards

D7 Accessible housing

D8 Public realm

D9 Tall buildings

D11 Safety, security and resilience to emergency
 D12 Fire safety
 D13 Agent of Change
 D14 Noise
 H1 Increasing housing supply
 H4 Delivering affordable housing
 H5 Threshold approach to applications
 H6 Affordable housing tenure
 H7 Monitoring of affordable housing
 H8 Loss of existing housing and estate redevelopment
 H9 Ensuring the best use of stock
 H10 Housing size mix
 H11 Build to Rent
 H12 Supported and specialised accommodation
 S1 Developing London's social infrastructure
 S2 Health and social care facilities
 S3 Education and childcare facilities
 E1 Offices

New Southwark Plan

42. For the last 5 years the council has been preparing the New Southwark Plan (NSP) which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy.
43. The council concluded consultation on the Proposed Submission version (Regulation 19) on 27 February 2018. The New Southwark Plan Proposed Submission Version: Amended Policies January 2019 consultation closed in May 2019. These documents and the New Southwark Plan Submission Version (Proposed Modifications for Examination) were submitted to the Secretary of State in January 2020 for Local Plan Examination.
44. In April 2020 the Planning Inspectorate provided their initial comments to the New Southwark Plan Submission Version. It was recommended that a further round of consultation takes place in order to support the soundness of the Plan. Consultation on the Proposed Changes to the Submitted New Southwark Plan and additional evidence base documents started in August until 2 November 2020.
45. The Examination in Public (EiP) is expected to take place in early 2021 and the amendments within the Proposed Changes to the Submitted New Southwark Plan will be considered along with the consultation responses received at each stage of public consultation. It is anticipated that the plan will be adopted later in 2021 following the EiP.
46. As the NSP is not yet adopted policy, it can only be attributed limited weight. Nevertheless paragraph 48 of the NPPF states that decision makers may give

weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

- 47. Policy SP1a - Southwark's Development Targets
- Policy SP1b - Southwark's Places
- Policy SP1 - Quality affordable homes
- Policy SP2 – Regeneration that works for all
- Policy SP3 – Best start in life
- Policy SP4 – Strong local economy
- Policy SP5 – Healthy active lives
- Policy SP6 – Cleaner, greener, safer
- Policy P1 - Social rented and intermediate housing
- Policy P2 - New family homes
- Policy P3 - Protection of existing homes
- Policy P7 - Wheelchair accessible and adaptable housing
- Policy P12 - Design of places
- Policy P13 – Design quality
- Policy P14 - Residential design
- Policy P15 – Designing out crime
- Policy P16 – Tall buildings
- Policy P17 – Efficient use of land
- Policy P21- Borough views
- Policy P22 - Archaeology
- Policy P24- River Thames
- Policy P25 - Local list
- Policy P29 – Office and business development
- Policy P34 – Town and local centres.
- Policy P44 – Healthy developments
- Policy P45 - Leisure, arts and culture
- Policy P46 - Community uses
- Policy P49 – Highways impacts
- Policy P50 – Walking
- Policy P52 - Cycling
- Policy P53 – Car parking
- Policy P54 – Parking standards for disabled people and the mobility impaired
- Policy P55 – Protection of amenity
- Policy P59 - Biodiversity
- Policy P60 - Trees
- Policy P61 - Reducing waste
- Policy P63 - Contaminated land and hazardous substances
- Policy P64 - Improving air quality
- Policy P65 - Reducing noise pollution and enhancing soundscapes
- Policy P66 - Reducing water use
- Policy P67 - Reducing flood risk
- Policy P68 - Sustainability standards
- Policy P69 - Energy

Consultation responses from external consultees

48. Summarised below are the consultation responses raised by external consultees including (Environment Agency (EA), Greater London Authority (GLA), Metropolitan Police, Historic England, Thames Water).
49. A revised Flood risk assessment was provided to address the EA's initial objection. The GLA provided supporting comments however raised concern that the energy strategy does not comply within London Plan. These were addressed by the applicant during the course of the scheme.

Consultation responses from internal consultees

50. Summarised below are the consultation responses raised by internal consultees including (Design and Conservation, Transport Policy, Archaeology, Ecology, Highways Development, Urban Forester, Flood Risk Management Agency).
51. All consultees recommend grant of planning permission subject to the conditions, which have been included in the decision notice.

Consultation response from neighbours and representees

52. In response to public consultation, a total of 11 responses have been received. Of these, 7 were in objection and 4 were general comments in respect of the application. Summarised below are the objections raised by members of the public with an officer response addressed in relevant sections in the report:
 - The development would result in a harmful loss of daylight and sunlight to nearby residents
 - Loss of privacy / view and overlooking from the proposal.
 - Loss of skyline and long and mid-distance views blocked by the proposed scheme
 - Construction impacts on neighboring residents
 - Adverse traffic impacts
 - Dislike architecture
 - Leaseholders no option to buy new flats
 - Existing Styles House block does not get enough benefits
 - Inaccessible wheelchair units
 - More trees should be planted
 - Poor layout
 - Noise impact

Principle of in terms of land use

Introduction

53. The Styles House estate currently has eight studio flats in the 'Chalets' and 48

1-bed dwellings. The proposed scheme would retain 47 of the 1-bed dwellings in the existing Styles House and result in the removal of one the 1-bed unit and 8 studios to deliver 25 new homes comprising 22 1-beds, three of which would be wheelchair accessible, and three 2-beds. This is a net uplift of 16 new homes in a strategically important part of the borough identified for its new housing.

Community Use

54. The proposals would introduce 146 sqm (GIA) of flexible community (D1/D2 uses) space within a new TMO Hall. This will replace the existing, sub-standard TMO Hall with a new, larger and improved facility, while also extending access to the facilities so that they are accessible for all members of the community. An uplift in accessible community floorspace is appropriate on this site, in accordance with emerging New Southwark Plan Policy P46 and existing Saved Policy 2.2 which support the provision of new Community facilities in Southwark.

Housing

55. The proposed development comprises 25 residential units (C3 use class) in place of 9 existing dwellings, thereby resulting in the net addition of 16 homes within the existing Styles House Estate all to be affordable housing tenure. The benefits of this regeneration scheme will also facilitate the TfL Southwark OSD development, which will deliver a significant quantum of the office floorspace with the CAZ.
56. The principle of residential development on the site is appropriate and in keeping with the nature of the surrounding area and the proposed development will allow for the delivery of additional homes, on a sustainable site on underutilised public sector land within the CAZ. This is in accordance with the NPPF, London Plan and Local Plan.

Loss of office floorspace

57. The application includes the demolition of the existing Platform Southwark building, which comprises of 912.4 GIA sq. of designated B1 office use. The Platform Southwark building is currently in use as a temporary performance arts centre, although the planning use for the site remains as B1 use class (office). The land swap boundary agreed in principle at the April 30th 2019 Cabinet Meeting runs through the centre of the Platform Southwark building and the demolition of the building is therefore required to facilitate both the Styles House development and the Southwark OSD.
58. Saved Policy 1.4 and emerging Policy P29 state that office floorspace in CAZ and Opportunity Areas will be protected and the net loss of office floorspace will be resisted except in the circumstances set out in the policy. The office floorspace lost through the demolition of the Platform Southwark building will be re-provided on the adjacent Southwark OSD as part of the land swap

agreement between Southwark and TfL agreed in the 30th April 2019 cabinet report. Therefore, there will be no net loss but an increase in a significant quantum of high-quality office floorspace, contingent on this application (ref: 20/AP/1189) gaining planning permission and being carried out.

59. The loss of the office floorspace is therefore acceptable, given the Southwark OSD, which is currently in planning under a separate application (ref: 20/AP/1189) receives planning permission. In order to comply with Saved Policy 1.4 and emerging Policy P29 permission, a grant of permission on this scheme is secured contingent on a grant of planning permission to the Southwark OSD office development within the S106.
60. The determination of this application will not prejudice the Council's determination of the parallel application for the OSD when it comes forward to be seen at planning committee separately. The delivery of replacement B class space will be secured through the S106 agreement on the Southwark OSD site which implies that this permission could not be implemented if the OSD is refused or not implemented. Therefore, grant of permission on this site is subject to an approval on the Southwark OSD, however their planning merits will be assessed and considered separately across these two applications.

Conclusion on Land Use

61. The proposal provides a net addition of residential use class (C3) and community (D1/D2) uses. The provision of additional housing is supported at national, regional and local levels and would represent a positive contribution towards housing need within the borough. It is noted that there would be a reduction in office floorspace, which would be re-provided as part of the interrelated Southwark OSD (ref: 20/AP/1189) as part of the terms of the agreed land swap (April 30th 2019 cabinet report). It is worth noting that this proposed scheme will not be implemented without the approval of the interrelated Southwark OSD, as outlined in the terms of the agreed land swap with TFL, secured in the S106. Thereby mitigating the risk of net reduction of office floorspace in this location as part of the approval of this scheme, which would be contrary to policy designations.
62. The Styles House development will deliver a net increase in 16 residential homes on an underutilised, publicly owned site in an area of excellent public transport connectivity. The development will also facilitate the delivery of a significant quantum of commercial floorspace on the adjacent TfL owned Southwark station, further optimising the development potential of underutilised, publicly owned sites in accordance with London Plan Policy GG2.
63. The proposed development, in combination with the Southwark OSD, would provide a mix of uses that are considered to be appropriate for the site's location within the CAZ, Opportunity Area, Strategic Cultural Area and district town centre. The community and cultural uses, which would support the cultural

and visitor functions of the area, it would provide a number of new homes, which is a priority of the current Government as well as local and London-wide planning policies.

Environmental Impact Assessment

64. The proposal is below the threshold for an EIA to be required.

Dwelling mix, affordable housing and density

65. Saved Policy 4.3 of the Southwark Plan requires a mix of dwellings sizes and types to be provided within major new developments in order to cater for a range of housing needs. There is a particular need for family units in the borough and therefore policy requires that the majority of units should have two or more bedrooms and at least 20% three or more bedrooms with direct access to private outdoor amenity space. At least 10% of the units should be suitable for wheelchair users.
66. Strategic Policy 7 of the Core Strategy increases the proportion of two bed plus accommodation to be provided and expects 60% of developments to have more than two bedrooms, and in this area at least 20% 3, 4, or 5 bedrooms and a maximum of 5% as studios.

Housing needs assessment

67. A housing needs assessment was undertaken by the TMO by surveying the current residents of the chalets units (49-56 Styles House) and the existing tower (1-48 Styles House). While there is a total of 42 leaseholders or tenants at the time of the survey, 38 (90%) completed the housing needs survey. Findings from the survey identified existing dwelling mix needs as comprising of 27x 1-bed units, where 6x units are wheelchair accessible, 5x 2bed units, where 2x 2-bed units are wheelchair accessible, 1x 3-bed and 1x 4-bed unit.
68. The housing needs assessment shows that the need for family housing at the Styles House development in particular is limited. The intention of this development is to place existing residents into the new housing delivered on the site, therefore the housing needs assessment has particular weight in identifying local need in order to gain additional planning benefits of the overall regeneration of Styles House/Southwark OSD.

Housing needs assessment undertaken of 90% of existing residents

Unit Type	Housing needs assessment	Proposed new building
Studio	0	0

1 Bed	21 (62%)	19 (76%)
2 Bed	3 (9%)	3 (12%)
1 bed Wheelchair accessible (1-bed)	6 (18 %)	3 (12%)
2 bed wheelchair accessible	2(6%)	0
3 Bed	1 (3%)	0
4 Bed	1 (3%)	0
Total	34 (100%)	25 (100%)

69. This table demonstrates how dwelling mix proposed as part of this scheme has been determined based on the highest quality knowledge of local need.
70. Furthermore 24% of respondents identified as requiring wheelchair accessible dwellings which is higher than the 10% required by adopted policy. It should be noted that 12% fully adaptable wheelchair housing has been provided within the proposed dwelling mix and the constraints of the site. The housing needs assessment note that the required wheelchair adaptations vary and that none of the respondents require a fully adapted home at the time of the survey. Where the needs have not been met in the proposed development, they have been considered more urgent case for relocation prior to completion of any future grant of planning permission and will be moved permanently to a suitable sized home independent of grant of this planning permission.
71. A secondary survey was undertaken via the council's homesearch database within a wider radius of the Styles House development showing that 77% surveyed within a 250m radius wanted a 1 or 2 bed, and 65% wanted a 1 or 2bed within a 500m radius. These figures identify a priority for additional 1-bed units to be achieved on site, which has been met with the proposed 76% 1-beds in the proposed dwelling mix.

Council's homesearch database:

Unit Type	250m radius of Styles House	% surveyed	500m radius of Styles House	% surveyed
1 Bed	9	41	24	41
2 Bed	8	36	14	24
3 bed	3	14	11	19
4 bed	2	9	6	10
5 bed	0	0	3	5
Total	22	100	58	100

72. In the immediate area, the council's homesearch database indicates that there is a high demand for 1 and 2 bed room properties with 77% of residents living in council estates within 250m of the development seeking to move to another 1 or 2 bedroom flat. There is scope for these residents and others on the homesearch database to move to the existing Styles House tower once the new block has been completed.

Conclusions on Housing Needs Assessment

73. The existing Styles House estate is entirely 1 beds and studio units (56 x 1 bed or studio, chalet units) which has created a unique community based on the small size of all of the units, the tight geography of the estate, and the creation of a TMO with devolved powers. The land swap to facilitate the two developments requires estate regeneration with the demolition of the chalet block.
74. Given the sensitivities of the demolition to facilitate the wider scheme and create an efficient use of land, a resident led approach to designing the new council homes was agreed, with a community project board appointing development manager, design team, agreeing a design brief which included tenant mix, consulting on a scheme and achieving a 90% yes ballot.
75. A local housing needs assessment was carried out within the estate and a strategy to move residents to facilitate the scheme is directly linked to the proposed tenant mix. The new building thus reflects the character of the existing estate, and is an extension of the existing product.

Dwelling Mix

76. The development provides a net gain of 16 units, and while the housing mix is not policy compliant, the reasoning for which has been outlined above for meeting urgent local need, the increase in 2-bed and wheelchair units is supported and will be an overall improvement of dwelling mix from the existing condition, whilst allowing appropriate housing to be delivered for those who will be decanted as part of the demolition and re-build.

Residential mix:

Unit Type	Existing estate (Styles House and Chalets)	Existing homes to be retained	Proposed new building	Net gain / Net loss
Studio	8	0	0	-8
1 Bed	48	47	19	18
2 Bed	0	0	3	3
Part M4(3)	0	0	3	3

(1-bed)				
Total	56	47	25	16

77. The proposed mix of flats complies with current policy in having no more than 5% studios eliminating all studio units from the existing scheme. However, the number of flats with 3 or more bedrooms is not compliant with the 20% expected under policy 6 of the Core Strategy. Given the history of the site where the existing condition provides 1-bed 2 person (85.7%) units and studio units (14.3%), the proposed dwelling mix does provide uplift in 2-bed 3 person units (4.2%).
78. The majority of the 1-bed units are to be retained (97.9%), and the loss of the existing Styles House building includes one 1-bed unit. Separately, 8 studio chalets are also demolished as part of the proposal. The studio chalets will be re-provided in the form of 1-bedroom units, thereby improving provision of habitable rooms. Of the 16 net additional homes provided 13 will be one-bedroom homes (81% by unit, 74% by habitable rooms) where three of these are part M4(3) Wheelchair accessible dwellings, and three will be two-bedroom homes (19% by unit, 26% by habitable rooms).
79. The scheme proposes to provide 3 adaptable wheelchair units, which would be over 10% of the total, in accordance with saved policy 4.3 of the Southwark Plan.

Conclusions on dwelling mix

80. It is acknowledged that the housing mix for the site deviates from the requirements of Core Strategy Strategic Policy 7 and emerging Local Plan Policy P2, which require at least 60% of new homes to be at least two bedrooms or more, and 20% of new homes to be three bedrooms or more. However, the delivery of additional one and two-bedroom homes in this highly sustainable, CAZ location is considered to be appropriate and is in accordance with Draft New London Plan Policy H10, which notes that a higher proportion of one- and two-bedroom homes on sites is appropriate in locations which are closer to a town centre or station, or with high public transport access and connectivity.
81. LBS also acknowledges that urban and suburban areas are more appropriate for providing family homes (three or more bedrooms) than CAZ sites in the preamble of Draft Policy P2, which notes that these areas (urban and suburban locations) provide greater opportunities to accommodate family homes as they are better able to accommodate adequate amenity space. The delivery of adequate private amenity space on this site is particularly challenging as the site is located within Flood Zone 3 and as such residential development on the ground floor is not possible.

Tenure Mix

82. The final tenure of the new homes will deliver the maximum possible level of affordable and social rented accommodation across the estate, with a minimum net addition of 16 affordable homes to be delivered through the development (100% net additional affordable housing). As part of the land swap agreement made with TfL, four private, one-bedroom, rented units within the estate (which are currently within TfL ownership) will be transferred to Southwark Council and the Styles House TMO. These units will be refurbished and re-let as social rented homes. This will result in a total increase of 20 affordable homes within the estate.
83. As part of the land swap agreement, some existing Styles House residents, including those who have bought their properties under Right to Buy, will be given the opportunity to move to the new residential building. The final location of the affordable homes will therefore be agreed following discussions between the council and the Styles House TMO; the new affordable units may replace existing private units within the existing Styles House.
84. The proposed scheme will deliver 25 new homes, which will result in a net addition of 16 affordable homes across the estate (over a 100% net additional of affordable housing). These affordable homes will be secured within the S106 to be identified and maintained as affordable housing in perpetuity, within either the new or existing Styles House.

Density

85. Policy 3.4 Optimising Housing Potential of the London Plan states that development should optimise housing output for different types of location within the relevant density range shown in Table 3.2 of the Plan. It also requires local context, the design principles and public transport capacity to be taken into account. Strategic Policy 5 – Providing new homes of the Core Strategy sets out the density ranges that residential and mixed use developments would be expected to meet. As the site is located within the Central Activities Zone, a density range of 650 to 1100 habitable rooms per hectare would be sought. In order for a higher density to be acceptable, the development would need to meet the criteria for exceptional design as set out in section 2.2 of the Residential Design Standards SPD.
86. The proposed development will result in an increase in density on the site from 374 hr/ha to 528 hr/ha. The proposed development will therefore significantly increase the density of development on an underutilised, publicly owned brownfield site in the CAZ, maximising the efficient use of land in accordance with Draft Local Plan Policy P17.
87. While it is acknowledged that the proposed density falls below the target density for residential developments in this location, the proposals have been

developed undertaking a design-led approach to determining optimum development capacity for the site, in accordance with Draft London Plan Policy GG2. The design-led approach to development has been set out in detail in the Design and Access Statement. The quantum and density of the development in this location represents a positive and responsive townscape solution which responds to the sites context and characteristics, in accordance with emerging local and regional planning policy.

Quality of Residential Accommodation

88. Saved Policy 4.2 of the Southwark Plan advises that planning permission will be granted provided the proposal achieves good quality living conditions. The adopted standards in relation to internal layout are set out in the adopted Residential Design Standards SPD 2011 (including 2015 Technical Update).
89. The following table sets out the minimum flat size requirements as set out in the Residential Design Standards 2011, and also the flat sizes that would be achieved:

Unit Type	SPD (sqm)	Size Range achieved (sqm)
1 Bed (flat)	50	54.5 – 73.25
2 Bed (flat)	61-66	76.55

90. All of the proposed dwellings comfortably meet or exceed the minimum standards and all of the units would be dual or triple aspects. All units benefit from storage space and naturally lit and ventilated kitchens. As a high density development the standard of accommodation would need to meet the exemplary criteria as set out below:

Exemplary residential design criteria from Southwark Residential Design Standards SPD	Commentary
Provide for bulk storage	Each flat type has a compliant quantum of private storage. The ground floor provides 23.69sqm of bulk storage.
Exceed minimum privacy distances	The minimum separation distances set out in the SPD have been met.
Good sunlight and daylight standards	The daylight and sunlight assessment demonstrates that a good standard of daylight and sunlight would be achieved across the development.
Exceed minimum ceiling heights of	All units would exceed this standard.

2.3m	
Exceed amenity space standards (both private and communal)	The proposed amenity space is set out in detail further below. Whilst there would be a small shortfall on some private amenity spaces, this is compensated by the large areas of communal amenity space that would be provided that significantly exceed the SPD requirements.
Secure by Design certification	The scheme should achieve Secure by Design accreditation. Conditions to require this are recommended.
No more than 5% studio flats	This standard has been met and no studio units have been proposed as part of this development.
Maximise the potential of the site	The potential of the site would be maximised, providing a residential tower block for affordable homes, high quality public realm and landscaping and a new community hall.
Include a minimum 10% of units that are suitable for wheelchair users	This standard has been exceeded.
Have excellent accessibility within buildings	Accessibility within the buildings is considered to meet this criteria.
Have exceptional environmental performance	The environmental performance would be fully policy compliant, taking into account a contribution to the Southwark Carbon offset Fund.
Minimise noise nuisance between flats by stacking floors so that bedrooms are above bedrooms, lounges above lounges	Accommodation is generally stacked to minimise disturbance and noise transfer will be further mitigated by condition.
Make a positive contribution to local context, character and communities	The proposed development would make a positive contribution to local context, character and communities in terms of its quality of design and regeneration benefits including affordable housing, and Class D1 space for community use as well as improving connectivity with generous and high quality public spaces.
Include a predominance of dual aspect units	All units would be dual aspect, some triple aspect, and there would be no north facing single aspect units.
Have natural light and ventilation in all kitchens and bathrooms	The vast majority of kitchens would have access to natural light and

	ventilation.
At least 60% of units contain two or more bedrooms	This standard has not been met, the reason for this has been described in a separate section.
Significantly exceed the minimum floor space standards	All units would meet the space standards, and many would exceed them, some to a significant degree.
Minimise corridor lengths by having additional cores	This has been achieved where the relatively slender building provides two flats per floor.

91. The proposed development provides accommodation that is considered to be of an exemplary standard overall. This issue has been overcome by the needs of the community and an overall improvement in dwelling mix. The relatively large apartments suggests that the quality of residential accommodation and exception design is sufficient to support the high level of density on the site.

Internal daylight

92. Drawings P2311/I/09-12 within the Daylight/Sunlight statements show the internal arrangements of the proposed scheme, together with the ADF values for each habitable space.
93. Of the 28 rooms tested within the proposed development, 71.4% meet or exceed the required minimum Average Daylight Factor for the room type. Of the rooms assessed, all 8 that have been identified as open plan kitchen, living, dining, and spaces attained an ADF of more than the 1.5% target, and all 19 rooms identified as a bedroom space attained an ADF of more than the 1%, satisfying the target ADF and meeting the BRE criteria. Only one room identified as a kitchen attained just marginally under the recommended target of 2%
94. Overall, using the 2% kitchen target for open plan LKDs, the compliance rate would be 84%. This increases to 100% when adopting the living room target of 1.5% for LKDs. Given the principal use of these spaces are as living rooms, this should be considered acceptable, and is a very good compliance rate.

Private and Communal amenity space

95. All new residential development must provide an adequate amount of useable outdoor amenity space. The Residential Design Standards SPD sets out the required amenity space standards which can take the form of private gardens and balconies, shared terraces and roof gardens. The London Plan requires new developments to make provision for play areas based on the expected child population of the development.
96. In terms of the overall amount of amenity space required, the following would need to be provided:

- For units containing 3 or more bedrooms, 10sqm of private amenity space as required by the SPD;
- For units containing 2 bedrooms or less, ideally 10sqm of private amenity space, with the balance added to the communal gardens;
- 50sqm communal amenity space per block as required by the SPD; and
- 10sqm of children's play space for every child space in the development as required by the London Plan

97. All of the proposed units have at least 5sqm of private amenity space and shared communal amenity space is in excess of 50sqm. Where the full recommended provision of 10sqm per residential unit has not been provided, the shortfall has been added to the communal requirement. In this case, a total of 73.48sqm communal space would need to be found. The proposed development would provide a total of 1,427sqm of communal amenity space which would comfortably exceed the policy requirement taking into account the communal amenity space requirement and the shortfall on private amenity space requirement.

Amenity areas:

Unit Type	Existing (sqm)	Proposed (sqm)	Net gain / Net loss (sqm)
Allotment area	245	85	-160
Communal amenity area (ground floor)	1038	1427	389
Playspace	0	43	43
Total	1283	1555	272

Children's play space

98. Southwark's Residential Design Standards identifies that children's play areas should be provided in all new flat development containing the potential for 10 or more child bed spaces. Based on the GLA child yield calculator expects 7.1 children thereby not meeting the minimum threshold for a playspace contribution. The proposal does provide a playspace of 43sqm, which is supported and above policy requirements. It is recommended that the landscaping condition also requests details identifying the location and layout and children's play.

Design, layout and impact on townscape views and heritage assets

99. The development proposals include two new rectangular buildings designed in a

modern contemporary style. The new residential building would be classed as a tall building by virtue of being in excess of 30 metres in height. The buildings would be positioned around a new public realm and landscaping improvements. The new public realm provided by the development would be generous, well planted and varied in design and character. The existing pedestrian and vehicle access from Hatfield's will be retained, and a new pedestrian access route would be available from the Cut to improve activity along this important frontage while also improving natural surveillance on the site. Height would be well distributed across the site and in sympathy with the general context. The new TMO Hall and community space has been carefully sited along the Cut frontage to improve active frontage in line with the town centre policy designations.

100. In terms of the locational requirements for tall buildings the site is situated within a highly accessible location, a CAZ and a town centre. Because the TfL OSD and Styles House schemes are interdependent, the design impacts of a proposed new tall building are assessed on the basis that the two developments will be experienced in conjunction with one another. It should also be noted that this application could not be built out unless the OSD is carried out, however the determination of this application does not prejudice the planning committee's consideration and assessment of the OSD application. It is necessary to test the current application against all the requirements of saved policy 3.20 of the Southwark Plan, which requires that all tall buildings should:

- i. Make a positive contribution to the landscape; and
- ii. Be located at a point of landmark significance; and
- iii. Be of the highest architectural standards; and
- iv. Relate well to its surroundings, particularly at street level
- v. Contribute positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views.

i. Make a positive contribution to the landscape; and

101. Landscape and the public realm is an important part of any proposal for tall buildings. The public realm not only creates a setting for the towers, allowing them to 'land' appropriately but also offers an opportunity for such a development to demonstrate the benefits that can flow from reaching vertically to free up more space at grade in a congested part of the city such as this.

102. This part of Southwark is characterised by busy arterial routes, surrounding Southwark Underground Station and extending roughly between Waterloo Station to the west and north and east by railway lines, which creates a degree of physical separation between the area and the wider surroundings. The southern boundary is contiguous with development south of The Cut/ Union Street.

103. The landscape proposals have been developed to reflect the significance of this site. In developing the public realm the designers have addressed the following

points:

- The proposed layout offers a winding route through the estate with material changes and intimate spaces from small areas for sitting or larger areas for BBQs or group events;
- A functioning sheltered space to hold small gatherings and also provide an external space for the community facility between the new Styles House block and the new TMO hall;
- Fenced dog walking area;
- Tree planting;
- Biodiverse roofs;
- Re-provision and improvement to the existing residents' allotment.

ii. Be located at a point of landmark significance; and

104. The emerging New Southwark Plan identifies the area as a key development opportunity site along Blackfriars Road. The corner of Blackfriars Road and The Cut have potential for active frontages, whilst Joan Street should be developed to improve connectivity for pedestrians and cyclists. The site is also next to Southwark Underground Station, a point of landmark significance, and will serve as an important wayfinding point alongside the TfL OSD.

105. Also of relevance is that there is a tall building on the site which will be retained. Within this context the layout makes sense, the new apartment building is to be placed at right angles to Styles House and adjacent to what will be the large over-station development on Blackfriars Road, thus leaving the quieter side of the site available for community gardens. A landscaped garden will provide some space between the development and the over-station development. A small separate TMO meeting hall is to be placed on the most active boundary at The Cut so that it is visible and accessible as a public building.

106. The height of the proposed apartment block will be somewhat taller than the existing Styles House. Whilst quite tall in the existing context, it will step down from the proposed over-station development (ref: 20/AP/1189) and thus acceptable in its context. The constrained site layout is such that the building will have a small footprint of only two flats per floor, thus creating an elongated building of unusual proportions. However, in design terms this is not a disadvantage. It might form a welcome foil to what is proposed as a more bulky over-station development.



Image: Proposed north elevation including Southwark OSD

iii. Be of the highest architectural standards; and

107. Buildings of this stature have to demonstrate their contribution to the appearance of the wider area. The highest architectural standard is called for and requires an elegance of proportion, innovation in design and a demonstrable exceptional quality of accommodation.
108. The architectural style of the proposed tall building takes the form of a slab block with a slightly complex castellated top to provide some interest to its silhouette. The corner balconies provide some modelling and elude to the balconies of the existing Styles House.
109. The main facing material will be ribbed terracotta cladding. This will add a robust and distinctive character to the building. The ribs vary in spacing and texture according to their location on the facades, with finer ribs spanning vertically between window on different floors to add a vertically to this part of the façade. Given the rather squat proportion of the windows (a product of energy constraints) this variation is welcome. Full size sample panels at least a storey high and illustrating all cladding and windows and their junctions is required by condition to explore this matter further.
110. As indicated on the drawings and in the Design and Access Statement, the main mass of the apartment block will have cladding in a pink colour with green tops and base. This is acceptable although the exact colour will have to be

chosen with care so that it relates to the red brick of the existing Styles House and potentially to the chosen material of the over-station development. The aim should be to provide a building that mediates between its neighbouring buildings of Styles House and the OSD rather than one which seeks to stamp an assertive third character on this small area.

111. The TMO building will be consciously small compared to what will be its surrounding context. It is important that its public function is obvious. To this extent its architecture, essentially a miniature version of the larger apartment block, is assertive enough to hold its own as a focal point pavilion building.

112. In conclusion, the proposed development is of an exceptional quality of architectural design. The main residential tower complements its urban setting, is unique and distinctive in its design and has a well-designed base middle and top. The group of buildings consolidate the emerging cluster in line with the higher heights reached at the Southwark OSD development (ref: 20/AP/1189).



Image: Proposed view from the new entrance of the existing Styles House.

iv. Relate well to its surroundings, particularly at street level

113. In terms of its contribution to the streetscene every building should seek to activate all its edges. This is a highly accessible site with the Cut from the south, Hatfields from the west and Southwark Station to the east. As such the architects have considered this site as having a pedestrian crossings, active frontage towards the Cut with the TMO hall location and. The proposal achieves this aspect of the policy through a combination of high quality public realm, a mix of active uses at ground floor and by capitalising on and revealing existing features.



Image: Proposed views from The Cut

v. Contributes positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views

114. The scheme has been tested in the local and wider views as well as the strategic views as set out in the London View Management Framework (2012). These accurate visual representations which comply with the requirements of the LVMF demonstrate the contribution of this proposal to the London skyline.

The slender character of the tower, the gaps between the separate buildings as well as the stepped arrangement of the distinctive forms consolidates the emerging cluster.

115. Views of these buildings to and from the site are obscured by the modern commercial developments along the southern boundary of The Cut, outlined in the submitted Townscape Visual Impact Assessment (TVIA). High resolution images including Accurate Visual Representations (AVRs) of selected views demonstrate that the tall building in the proposal will not impact on any strategic views or heritage assets.
116. The views considered include:
- View 1: Blackfriars Road (eastern pavement at the junction with Union Street)
 - View 2: The Cut (the southern pavement outside of Byron Burger)
 - View 3 - The Cut (the southern pavement outside of the Old Vic)
 - View 4 - Hatfields (western pavement underneath the railway bridge)

Heritage assets

117. The site is not located in, or adjacent to a Conservation Area, or in the close proximity of any listed buildings. The Anchor and Hope free house, located at the junction of Hatfields and The Cut is identified on Lambeth's Local List as a locally listed heritage asset. The Grade II listed 74, 75-78, 81, 82 and 83 Blackfriars Road, and associated railings are located along Blackfriars Road approximately 100m to the south east of the site. Views of these buildings to and from the site are obscured by the modern commercial developments along the southern boundary of The Cut. The proposal wouldn't harm these heritage assets or their settings and preserve them.

Landscaping and Trees

118. Ecological measures are proposed within the site, including the planting of climbers, biodiverse roofs and a comprehensive soft landscaping scheme. In accordance with Draft London Plan G5 the site proposals exceed the Mayor's target score of 0.4 for urban greening with a score of 0.409 incorporated through the proposals of green roof and green walls, water features and permeable paving.
119. In relation to tree protection, an Arboricultural Method Statement has been prepared which details the fencing to be used, restrictions within root protection areas and monitoring of the development. To inform the Arboricultural Method Statement an Arboricultural Survey of the site was undertaken. One category B tree and nine Category C trees are required to be removed as a result of the proposal. Ten new trees will be planted as part of the soft landscaping strategy for the site. This is controlled though a condition that is recommended.

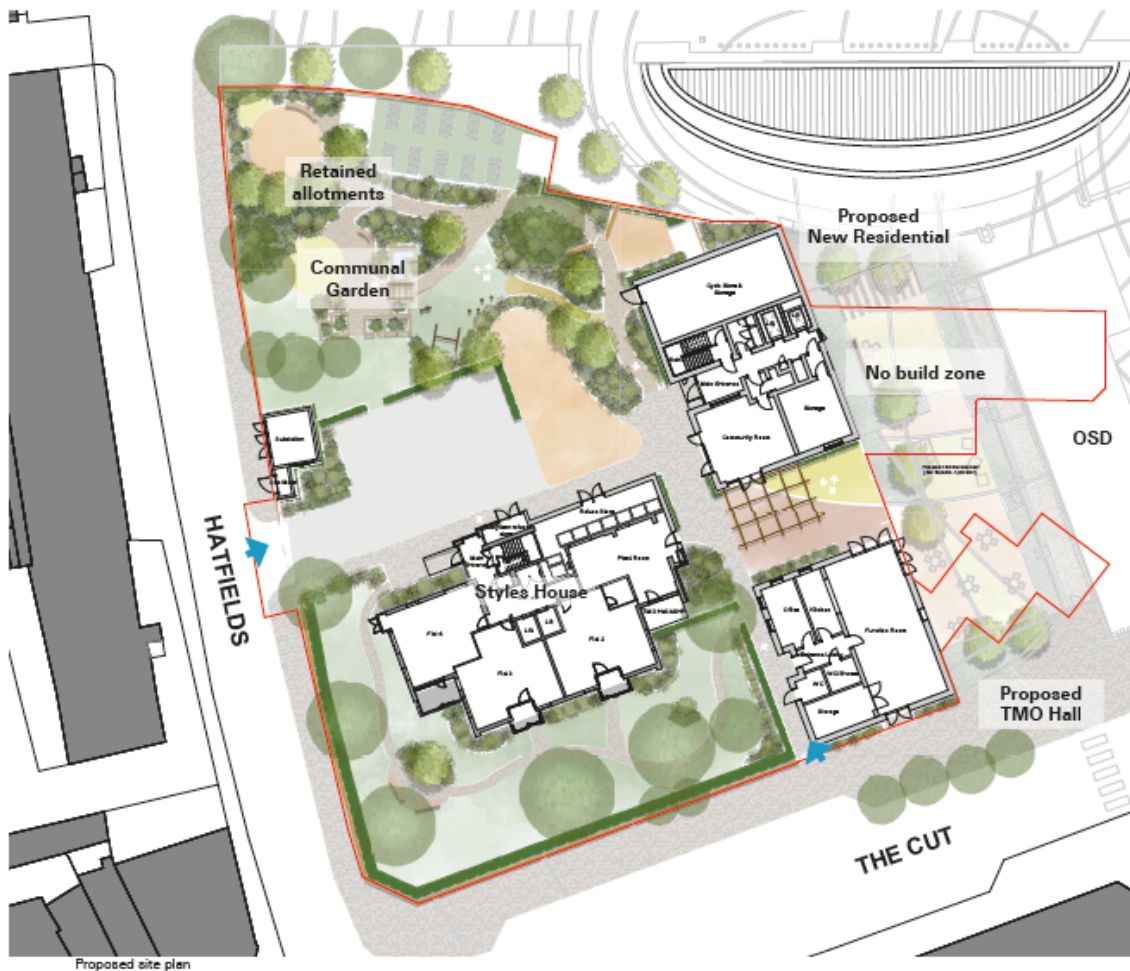


Image: Proposed landscaping layouts.

Conclusion on Design Issues

120. The building, in terms of its location, its architectural design, and its response to the local streetscape, is considered to meet the requirements for a tall building set out in Saved Policy 3.20. Given its setting within a group of existing and planned very tall buildings, its height would have no impact on the London skyline. Whilst the contribution to the public realm has not been specified, it will be secured through a S106 and conditions and the scheme does contribute new active frontages and access via the new pedestrian pathway. Overall, the building is considered to make a positive contribution to the character of the surrounding area.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

Daylight, sunlight and overshadowing

Daylight

121. The impact of the proposed development on neighbours' amenity has been a significant concern of local residents. A full daylight and sunlight assessment has been submitted with the application. The report assesses the scheme based on the Building Research Establishment (BRE) guidelines on daylight and sunlight. The conclusions of this state that the reductions in daylight and retained daylight levels are commensurate with this urban locality. Officers have reviewed the daylight and sunlight assessment and note that while there are some impacts on the buildings surrounding the site, these are not unusual within built up town centre locations where buildings of scale are considered to be appropriate.
122. The Daylight and Sunlight assessment considers the impact on daylight for the following buildings:

VSC Calculations

Residential Buildings Assessed	Windows Tested	Non-BRE Compliant (VSC)	Compliant
1-48 Styles House, Hatfields	115	24 (20.9%)	91 (79.1%)
1-36 Benson House, Hatfields	64	0	64
36 The Cut	10	0	10
3-11 The Cut	15	0	15
1 The Cut	10	0	10
72 Blackfriars Road	6	0	6
Rowland Hill House, Nelson Square	11	0	11
Total	231 (100%)	24 (10.8%)	207 (89.6%)

Vertical Sky Component

123. VSC transgressions are entirely based within 1-48 Styles House, Hatfields, which is a property that is part of the site but is being retained as part of the redevelopment.
124. Transgressions are limited to a column of flank wall windows that will experience noticeable proportional VSC reductions with a ratio of up to 0.53 their present levels (47% loss) and will retain VSC values of between 14% and 18%. However, windows with these transgressions serve triple aspect

living/kitchen/dining rooms (LKDs), and in each case the principal south facing window and a second flank wall window will not be materially impacted by the proposed development.

125. A fourth north facing window on each level will experience proportional VSCs with a ratio of up to 0.74 their present levels (26% loss) but will retain reasonable VSC values of between 22% and 26% at first to fifth floor. At sixth floor and above, these windows will retain VSC values in excess of 27% and are therefore compliant with the BRE guidelines.
126. Windows with VSC transgressions, comply in overall NSL levels. That means they share a room with another window meaning that while the impact on a window might be significant, the impact on the room would not give rise to unacceptable living conditions.
127. Overall 10.8% of windows VSC will suffer from non-compliant BRE levels as a result of the proposed development. These are entirely within 1-48 Styles House.

No Sky Line Calculations

Residential Buildings Assessed	Rooms Tested	Non-BRE Compliant (NSL)	Compliant
1-48 Styles House, Hatfields	42	0	42
1-36 Benson House, Hatfields	64	0	64
36 The Cut	9	0	9
3-11 The Cut	14	0	14
1 The Cut	8	0	8
72 Blackfriars Road	6	0	6
Rowland Hill House, Nelson Square	4	0	4
Total	147 (100%)	0	147 (100%)

128. There are no transgressions to NSL in regards to any of the neighbouring buildings, therefore there will not be a noticeable impact to daylighting in these rooms.

SunlightAPSH Calculations

Residential Buildings Assessed	Rooms Tested	Non-BRE Compliant (NSL)	Compliant
1-48 Styles House, Hatfields	42	0	42
1-36 Benson House, Hatfields	0	0	0
36 The Cut	5	0	5
3-11 The Cut	0	0	0
1 The Cut	2	0	2
72 Blackfriars Road	0	0	0
Rowland Hill House, Nelson Square	0	0	0
Total	49 (100%)	0	49 (100%)

129. There are no transgressions to APSH in regards to any of the neighbouring buildings, therefore there will not be a noticeable impact to sun lighting in these rooms.

Conclusion on daylight and sunlight

130. The site is in a dense central London area, identified as an Opportunity Area where substantial change is anticipated. The neighbouring daylight and sunlight assessments demonstrate an 89.6% compliance with the vertical sky component, and a 100% compliance with the no sky line test, and a 100% compliance in terms of APSH levels.

Overshadowing Assessment

131. Drawing P2311/S/01 shows that the garden amenity spaces will receive good levels of sunlight with around 90% of each garden receiving over 2 hours of sunlight on 21st March. There is one shared balcony on the eleventh floor of the proposed scheme which could be regarded as amenity space, and, due to its enclosed nature, will achieve 2 hours of sunlight on 21st March over 9% of its area. However, since the residents will have access to excellent levels of sunlight in the three garden amenity areas, this should be acceptable.

132. There are no neighbouring amenity areas in close proximity to the proposed scheme. Therefore, there will not be any noticeable overshadowing to neighbouring amenity areas.

Overlooking and privacy of neighbouring properties

133. In order to prevent harmful overlooking, the Residential Design Standards SPD 2011 requires developments to achieve a distance of 12m at the front of the building and any elevation that fronts a highway and a minimum of 21m at the rear. These distances are all met in terms of the impact of the proposal on adjacent buildings.

134. The new residential tower has been located to avoid any frontal overlooking with the existing Styles House and maintains views to the north of Styles House. To mitigate diagonal overlooking issues the flats have been designed to avoid any windows in the corner closest to Styles House, whilst maintain light within the flats. The balconies have been positioned away from Styles House.

135. Windows to the east side of the development are secondary could be screened to mitigate overlooking issues with the OSD.

Noise and vibration (construction / operational impacts)

136. A noise and vibration impact assessment was submitted with ref 20021.NVA.01 Rev B with the key elements considered including:

- Effects from construction works;
- Effects from construction traffic;
- Effects from the completed development in terms of vehicle movements and plant noise; and
- Site suitability for the proposed use.

137. The noise and vibration impacts from the site would be highest during the demolition of the existing buildings and substructure works and lowest during the internal fit out and landscaping. The noise impacts from demolition and construction would be temporary in nature and it is not envisaged that any long term disturbance would be caused. The Construction Environmental Management Plan (CEMP) that is recommended to be submitted though a condition would allow for coordination with TfL and the Council's highways team to take account of other projects due to take place within the vicinity. The retention of much of the existing structure will reduce the amount of noise, disruption and traffic which would be associated with full redevelopment, which is a benefit of the current proposals. The demolition element is expected to last for eight months with the remaining programme to be completed within 16 months.

138. The Environmental Noise and Impact Assessment confirms that desirable internal noise levels can be achieved through the introduction of double glazing to habitable rooms, with recommended specifications set out in the assessment. In addition, a mechanical ventilation heat recovery is proposed for all dwellings.

Energy and Sustainability

139. The London Plan Policy 5.2 sets out that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy Be lean: use less energy; Be clean: supply energy efficiently; Be green: use renewable energy. This policy requires development to have a carbon dioxide improvement of 35% beyond Building Regulations Part L 2013 as specified in Mayor's Sustainable Design and Construction SPG.

Be Lean

140. The measures proposed in the Energy Statements submitted by XCO2 dated March 2020, provide a regulated carbon saving of 10.9% over the site wide baseline level, and include:
- Building envelope will act as an important climatic modifier, with a well-designed façade significantly reducing the building's energy demand and U-Values that exceed the minimum standards;
 - Façade optimisation of the glazing for balancing cooling loads against daylighting to ensure good daylight without unwanted solar gain and heat loss;
 - The building form and massing will provide passive control of solar gains to ensure that solar gains are maximised in winter months and minimised in summer;
 - Low water consumption;
 - The energy required to heat or cool the incoming fresh air supply to the buildings will be significantly reduced by using an efficient heat recovery system;
 - Low energy lighting; and
 - Automatic lighting control.

Be Clean

141. The measures proposed include an assessment of the provision of a Combined Heat and Power scheme, which has been deemed as not viable for the proposed development, and no carbon savings are achieved for this step of the Energy Hierarchy.

Be Green

142. The measures proposed include incorporation of renewable technologies in the form of photovoltaic panels and ASHP. This step of the Energy Hierarchy would

achieve a total carbon reduction of 37.5% over the 2013 building regulations across the whole site. This is further broken down to a 37.3% reduction for the residential part of the development and a 39.7% reduction for the non-residential part of the scheme.

Conclusions on Energy

143. Cumulative CO₂ savings on site are estimated at 47.6% for the domestic part and 56.3% for the non-domestic part of the development, against a Part L 2013 compliant scheme. The regulated CO₂ savings for the site as a whole are 48.3% with SAP10 emission factors. This meets the minimum 35% CO₂ reduction on-site post-planning set by the New Southwark Plan and London Plan.
144. Current London Plan policy requires the residential aspect of major developments to achieve carbon zero. It is not considered that there are further options available to making additional CO₂ savings for the residential aspect of the scheme and as such it considered appropriate to off-set this shortfall with a financial contribution to the Carbon Off-set fund. This would include a payment covering an offset to zero carbon for the domestic element of the scheme of 461.4 tonnes over 30 years and 37.8 tonnes over 30 years for the non-domestic element.
145. The current carbon offset payment requires £95/tonne for a period of 30 years. In the case of this scheme the carbon offset payment would be £43,833 for the domestic component and £3,591 for the non-domestic component in order to reach zero carbon talking the total to £47,424.

Sustainability

146. The sustainability strategy for Styles House is provided in the submitted Sustainability Statement produced by XC02 dated March 2020. BREEAM 'Excellent' rating is not required for this development due to the domestic component relating to a new build and the non-domestic component falling under 500sqm.

Ecology and biodiversity

147. Ecology has been scoped out in the Preliminary Ecological Appraisal (PEA) which identified no significant impacts upon ecological receptors. All identified impacts within the PEA will be addressed through a Construction Environmental Management Plan (CEMP) which would be a conditioned requirement of any consent issued and is supported by the Council's Ecologist who considers that the proposed development offers an opportunity to enhance biodiversity and ecology on the site through the landscaping of the open spaces and the introduction of bird and bat boxes.

Air quality

148. Air quality impacts have been assessed as part of the Air Quality Assessment submitted. This includes:
- Impacts on air quality arising from the construction project;
 - Impacts from the completed and operational development; and
 - Suitability of the site for the proposed uses.
149. During the construction phase it is recognised that there would be impacts such as dust in the air as well as dust and dirt on the highway as a result of construction vehicle movements. This can be suitably managed and mitigated through a Construction Environmental Management Plan which would be a conditioned requirement of any consent issued. The impact of construction vehicle traffic emissions is not considered to be significant.
150. In terms of the completed and operational development, the predicted annual mean concentrations of NO₂ and particulate matter have taken into account emissions generated by road traffic and energy plant with the result being that no significant air quality effects have been identified at any of the existing surrounding receptors subject to ensuring the energy plant installed on site will be efficient. The site has been declared for exceedances of the annual mean Air Quality objective (AQO) for nitrogen dioxide (NO₂) and the 24-hour mean AQO for particulate matter (PM₁₀).
151. Given that the air quality for future residents and users of the proposed development would be acceptable, the site is considered to be suitable for the range of uses being proposed.

Ground conditions and contamination

152. Any permission issued would be subject to appropriate conditions to test for, investigate and remediate any land contamination. Furthermore, the construction project would be bound by the terms of a Construction Environmental Management Plan which will be secured through a condition.

Water resources and flood risk

153. A Basement Impact Assessment, Flood Risk Assessment and Surface Water Management plan were provided as part of the submitted documents. The site is located within Flood Zone 3 which is considered to be an area of high risk of flooding due to the proximity of the tidal River Thames. However the site is protected by the Thames Barrier and related defences. The Environment Agency were consulted on the application and whilst they initially objected in request for specification over finished floor levels and to demonstrate that floor levels for all sleeping accommodation were above the relevant modelled breach flood level. They subsequently lifted their objection following revisions to the FRA taking these comments into account.

Archaeology

154. This area is shown on the 18th century Rocque's map as occupied by buildings, land management and some potential tender ground uses. Works to the east side of Blackfriars' Road for the construction of the office building on this location revealed remains of geoarchaeological interest, as did the construction of Southwark Tube Station. The site is also located within the proposed north Southwark and roman roads APA. Archaeological Evaluation, Archaeological Mitigation and post-excavation report are conditioned to any decision notice. Furthermore, a S106 planning obligation for the monitoring of archaeological matters will be secured for the sum of £3,389.

Wind Microclimate

155. Wind microclimate has been considered as part of the Wind and Microclimate Analysis Report submitted by XCO2 dated March 2020. This report, taking into account pedestrian comfort and safety during construction and once the development has been completed and is operational. The analysis notes that once the development is completed the wind conditions at ground level thoroughfares and at building entrances will be appropriate to their use with no adverse impacts.

156. There is only one receptor experiencing a major adverse impact and is located on the 12th floor balcony of the proposed development. This is expected as the receptor is located 42m above ground level and wind speed is significantly higher at this altitude. It should be noted that this was tested as worst-case scenario without balustrades or balcony obstructions, hence it is expected that the results will perform better in reality.

157. Four receptors at 1.5m above ground level experience a minor adverse impact in this assessment in the cumulative assessment. This includes receptors 4, 21, 34 and 43.

158. Receptor 4 is a backyard amenity space and is not within close proximity to the proposed development. The receptor will perform better in reality as there are fences and landscaping surrounding the site that have not been modelled in this assessment.

159. Similar to the proposed development conditions, receptor 21 located at the allotments within the site boundary most likely experiences an adverse effect due to the lack of shelter from south west winds. However, considering there is existing landscaping nearby that have not been modelled in this assessment, it is expected to perform better in reality.

160. Receptors 34 and 43 are outdoor seating areas of cafes. Receptor 34 is not within close proximity of the proposed development and therefore the impact is

not likely to be caused by the development. While receptor 43, is close to the proposed development and the new TfL Building, as this receptor showed a negligible impact in the proposed development, this adverse impact is due to the cumulative context and not the proposed development.

161. It is worth noting that the wind conditions of the amenity spaces at higher levels of the proposed development slightly improved in the cumulative assessment due to the TfL Building being constructed directly to the east of the proposed development.
162. In terms of the amenity spaces and some of the amenity terraces, there are instances where wind conditions are windier than desired and as such could have a minor to moderate adverse impact. As such, mitigation would be required in these locations and this would be secured by way of a planning condition. The types of mitigation proposed include balustrade height and screens added to the balconies. The mitigation would be key to sheltering the amenity spaces from the winds.

Transport

Introduction

163. The proposal would provide car parking for 5 spaces (residential), comprising of one car parking space, three disabled bays and one motorcycle space. This represents a net reduction of nine parking spaces across the site. 54 cycle parking spaces has been proposed which is in excess of the 40 spaces required in the New London Plan. Vehicular access to the site will be from Hatfields via the existing vehicle and pedestrian access will be retained. This is on the western edge of the site. A new pedestrian access point will be available from The Cut to the site.

Site context

164. The site has the highest level of public transport accessibility with a PTAL level of 6b, rated on a scale of 1-6 where 1 represents low accessibility and 6 the highest accessibility. There are several railway and London Underground stations located within the vicinity of the site including Southwark station, Waterloo East National rail station and the bus routes on Blackfriars Road eastern side. The site is well connected to the London bus network, cycle routes and walking routes.

Site layout

165. The proposed site layout include retention of the existing vehicle entrance leading to a new car parking area and cycle/refuse bin stores on Hatfields, plus two secure pedestrian entrances on Hatfields and the Cut as shown on Plan Nos. 0529-P112/P1 and 0529-BPA-P113/P1 with shared space to the east of

Styles House and landscape improvements. Although there is no obvious east-west pedestrian route through the site, there is an alternative one linking Hatfields to Blackfriars Road beside the northern boundary of this site on Isabella Street. Vehicular access to the site will be from Hatfields via the existing vehicle and pedestrian access will be retained. This is on the western edge of the site. A new pedestrian access point will be available from The Cut to the site.

Car parking

166. Saved Policy 5.6 (Car Parking) of the Southwark Plan and Core Strategy Policy 2 (Sustainable Transport) state that residential developments should be car free. For office use, a maximum of one space per 1500sqm is permitted which would equate to a maximum of six spaces. No parking (except disabled provision) is permitted for retail or culture uses.
167. Bankside CPZ provides adequate parking control at this location weekdays from 0800hrs and 1830hrs plus between 0930 and 1230hrs on Saturday. There are currently around 5 car club bays within short walking distance of the site.
168. A total of 4 car parking spaces will be provided on site, three of which are disabled, has been proposed. Three of these will be disabled bays, one car parking space and one motorcycle space. This will be detailed through condition and must include an updated to drawing (see Plan 0529-BPA-P112/P1) with three disabled car parking with at least one disabled bay and the standard bay equipped with active electric vehicle charging point (EVCP) and the remaining two disabled bays fitted with passive EVCPs. Residents will be excluded from CPZ car parking permits.
169. The proposal leads to a reduction of 9 spaces from the current 14, which is welcomed, particularly given the application site's location within the CAZ and an area with the highest level of public transport availability. The reduced level of parking will encourage more people living within the development to walk, cycle or take public transport and such accords with the Council's sustainable transport aspirations. Given the weight which can be attached to the implemented consent, the level of car parking could be justified. The proposed car parking spaces will need to be fitted with electric vehicle charging points and spaces will be allocated and reserved for blue badge holders.

Cycle parking

170. The site is well serviced by cycle routes including National Cycle Network 4 (to the east), Quiet way 1 and Cycle Superhighway 6 (to the south).
171. The development has incorporated 54 cycle parking spaces on the ground floor level, as detailed on plan (0529-BPA-P120/P1) This cycle parking provision meets the New Southwark Plan standards and is significantly higher than the 40

spaces required in the New London Plan. It is unclear what type of cycle parking would be provided and at least 20% of the spaces should have been contained in Sheffield cycle racks. A minimum of 2 disabled spaces will also be necessary. This will be confirmed through condition.

Servicing

172. The proposals include improvements to the existing vehicular access for fire tenders through localised widening of the access and removal of on street parking. This responds to the requirements in the New Southwark Plan for safe and efficient operations included at Policy 49, and NPPF paragraph 102 with transport considerations to be integral to the scheme. The proposals enable small delivery vehicles to access and turn within the car park area with larger deliveries occurring on street within the loading bay on Hatfields as for the existing situation.
173. Servicing will continue to take place on street on Hatfields. The development is predicted to generate an extra 1-2 delivery vehicles per day. The existing access for fire tenders is to be improved with widening of the vehicular entrance/exit and the removal of on street parking on Hatfields.
174. The location of the electricity substation abuts the northern site's vehicle entrance and within the footway visibility, splay of its junction with Hatfields, culminating in drivers' impaired vision of the pedestrians traversing along the adjacent footway. This is currently unacceptable, but can be resolved through condition.

Refuse

175. A communal waste and recycling area is currently provided at Styles House, the new apartments will use the same communal waste area which will be increased to provide more space for the additional waste. The current refuse collection occurs on street on Hatfields, which is proposed to continue with the new development.
176. One residential unit within the existing Styles House building will also be lost to accommodate a new boiler house and refuse storage facilities for the development. All doors must be inward opening which will be secured by condition. Details for two refuse bins along the pedestrian walkway will also be secured by condition.

Conclusion on Transport Impacts

177. An east-west pedestrian route through this development to the impending neighbouring OSD development via the potential shared surface at the eastern end of this site and ultimately to the nearby Southwark tube station has been provided which is positive for accessibility and movement through the site.

178. The applicant has reduced the level of on-site car parking which is positive and through providing London Plan compliant levels of cycle parking. The proposed development will make suitable provision for sustainable forms of transport.

179. The provision of on-site servicing will minimise impacts on the transport network and the revised Construction Management and Delivery and servicing plan will be secured via conditions. A S278 has been included as part of the S106 agreement.

Planning obligations (S.106 undertaking or agreement)

180. The following obligations are required for this scheme and would be included in the legal agreement:

Planning Obligation	Mitigation	Applicant Position
Carbon offset	£47,424	Agreed.
S278	<ul style="list-style-type: none"> • Repave the footway fronting the development including new kerbing on Hatfields and The Cut using materials in accordance with Southwark's Streetscape Design Manual (Yorkstone paving slabs and granite kerbs). • Upgrade existing vehicle crossover on Hatfields to current SSDM standards. • Since the application site falls within 'World Centre' designation the footway should be paved with Yorkstone paving slabs with 300mm wide silver grey granite kerbs. • Repair any damages to the highway due to construction activities for the Development 	Agreed

	including construction work and the movement of construction vehicles.	
Parking Permit Exemption	CPZ exclusion	Agreed
Archaeological monitoring	£3,389 for the monitoring of archaeological matters.	Agreed
Secure the location of new affordable homes	In agreement between Southwark council and Styles House TMO	Agreed
Agreement of Southwark OSD (20/AP/1189)	Loss of commercial floorspace is acceptable contingent on Southwark OSD agreement	Agreed

181. The agreement will also secure an admin charge of 2% of the total contributions.
182. In the event that an agreement has not been completed by 1st August 2021, the Committee is asked to authorise the Director of Planning to refuse permission, if appropriate, for the following reason:
183. In the absence of a signed S106 legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to Saved Policy 2.5 Planning Obligations of the Southwark Plan 2007, Strategic Policy 14 Delivery and Implementation of the Core Strategy (2011) Policy 8.2 Planning Obligations of the London Plan (2016) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Community involvement and engagement

184. This is a community led development and the proposals have therefore been subject to engagement with existing Styles House residents, this included seven consultation events, garden and community centre tours and a resident ballot on 18th-27th February 2020.
185. The proposals for the site have been developed to respond to the feedback received at these events and the final proposals for the site have been positively received by residents. At the residents' ballot, of the 81% of residents who took

part, 90% support the proposed development.

186. The public consultation events were held on the 15 and 18 January 2020 and the 19 February 2020 at the Styles House TMO Hall. The venue is located within the development site and was accessible for all those who live locally.

187. As part of its statutory requirements the Local Planning Authority sent letters to surrounding residents, displayed site notices in the vicinity, and issued a press notice publicising the planning application. Adequate efforts have, therefore, been made to ensure the community has been given the opportunity to participate in the planning process. Details of consultation and any re-consultation undertaken by the Local Planning Authority in respect of this application are set out in the appendices. The responses received are summarised later in this report.

Community impact and equalities assessment

188. The Council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights

189. The Council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

190. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:

1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and

promote understanding.

191. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

Human rights implications

192. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
193. This application has the legitimate aim of providing new offices and retail opportunities. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Positive and proactive statement

194. The Council has published its development plan and Core Strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
195. The Council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

Was the pre-application service used for this application?	YES
If the pre-application service was used for this application, was the advice given followed?	YES
Was the application validated promptly?	YES
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
To help secure a timely decision, did the case officer submit their recommendation in advance of the agreed Planning Performance Agreement date?	YES

CONCLUSION

196. The principle of refurbishing and extending the existing Styles House to provide additional residential units and a commercial space is supported by current and emerging planning policy. The development would provide new housing and unlock additional office space as part of the neighbouring Southwark OSD development. In joint, the proposed uses would provide an enhanced office workplace offer and increased residential units which, would support the Council's objectives.
197. The development is in an appropriate location for a tall building, being located within a CAZ and with sufficient surrounding amenity space. Officers are satisfied that the proposal is of the highest architectural standard, furthermore, the proposal provides an appropriate response to context and would not harm the character or setting of the nearby conservation areas or listed buildings. Careful consideration has been given to the impact of the proposal on townscape views, and the impact of the increased height is not considered to cause harm to nearby listed buildings or surrounding conservation areas.
198. Other policies have also been considered but, as set out in the report, no impacts and/or conflicts with planning policy have been identified that couldn't adequately be dealt with by planning obligation or condition. Having regard to all the policies considered and any other material planning considerations it is recommended that planning permission is granted subject to conditions and the completion of a legal agreement.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Application file: 20/AP/0969 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5513 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Planning History
Appendix 4	Recommendation

AUDIT TRAIL

Lead Officer	Eleanor Kelly, Chief Executive Officer	
Report Author	Vendela Gambill, Senior Planning Officer	
Version	Final	
Dated	02 February 2021	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance & Governance	No	No
Strategic Director, Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		03 February 2021

Consultation undertaken

Site notice date: n/a.

Press notice date: 16/04/2020

Case officer site visit date: n/a

Neighbour consultation letters sent: 19/01/2021

Internal services consulted

Design and Conservation Team [Surgery]
Transport Policy
Archaeology
Design and Conservation Team [Formal]
Local Economy
Ecology
Planning Enforcement
Highways Development and Management
Highways Licensing
Housing Regeneration and Delivery
Flood Risk Management & Urban Drainage
Urban Forester
Waste Management

Flood Risk Management & Urban Drainage
Environmental Protection

Statutory and non-statutory organisations

EDF Energy
Environment Agency
Great London Authority
Historic England
London Fire & Emergency Planning Authori
London Underground
Natural England - London & South East Re
Network Rail
Metropolitan Police Service (Designing O

Transport for London

Thames Water

Neighbour and local groups consulted:

43C The Cut London Southwark
 Flat 5 75-76 Blackfriars Road London
 47B The Cut London Southwark
 Flat 1C 1 The Cut London
 Flat 39 Styles House Hatfields
 1 Ring Court The Cut London
 45A The Cut London Southwark
 Part 2 35 The Cut London
 Ground Floor Flat 81 Blackfriars Road
 London
 Fourth Floor Flat 1 The Cut London
 First Floor Flat 77 Blackfriars Road
 London
 51A The Cut London Southwark
 45C The Cut London Southwark
 Flat 5 Styles House Hatfields
 Flat 35 Styles House Hatfields
 Flat 21 Styles House Hatfields
 Flat 16 Styles House Hatfields
 Unit 4 200 Blackfriars Road London
 Part 1 35 The Cut London
 2A Burrows Mews London Southwark
 St Andrews Church Hall 4-15 Short
 Street London
 41A The Cut London Southwark
 Flat 2 Garrett House Burrows Mews
 Unit 3 200 Blackfriars Road London
 Flat 8 Styles House Hatfields
 49A The Cut London Southwark
 49C The Cut London Southwark
 Flat 54 Styles House Hatfields
 Flat 1 75-76 Blackfriars Road London
 9 Ring Court The Cut London
 Third Floor Flat 77 Blackfriars Road
 London
 49B The Cut London Southwark
 51C The Cut London Southwark
 41C The Cut London Southwark
 Flat 53 Styles House Hatfields
 Flat 40 Styles House Hatfields
 Flat 24 Styles House Hatfields
 Flat 13 Styles House Hatfields
 Flat 10 Styles House Hatfields
 25 The Cut London Southwark
 Unit 1 200 Blackfriars Road London
 Living Accommodation 72 Blackfriars
 Road London
 Flat 4 Garrett House Burrows Mews
 Flat 2 Styles House Hatfields
 Ground Floor Flat 77 Blackfriars Road
 London
 Basement And Ground Floor 33 The Cut
 London
 Basement And Rear Of 25 Short Street
 London
 Flat 28 Styles House Hatfields
 53A The Cut London Southwark
 Post Office 52 Blackfriars Road London
 Flat 2 Milton House Short Street
 49 The Cut London Southwark
 Flat 46 Styles House Hatfields
 Flat 1B 1 The Cut London
 8 Ring Court The Cut London
 Third Floor Flat 81 Blackfriars Road
 London
 1 Burrows Mews London Southwark
 39 The Cut London Southwark
 43A The Cut London Southwark
 Flat 47 Styles House Hatfields
 Flat 26 Styles House Hatfields
 Flat 14 Styles House Hatfields
 200 Blackfriars Road London Southwark
 Studio Flat Ground Floor 77 Blackfriars
 Road London
 Part First Floor St Andrews Church Hall
 4-15 Short Street
 Flat 18 Styles House Hatfields
 Flat 55 Styles House Hatfields
 53C The Cut London Southwark
 Flat C 35A The Cut London
 Flat 36 Styles House Hatfields
 Flat 23 Styles House Hatfields
 41B The Cut London Southwark
 Flat 4 75-76 Blackfriars Road London
 Flat A 33 The Cut London
 79-80 Blackfriars Road London
 Southwark
 2 Ring Court The Cut London
 51B The Cut London Southwark
 Flat 52 Styles House Hatfields
 Flat 50 Styles House Hatfields
 Flat 34 Styles House Hatfields
 Flat 11 Styles House Hatfields
 78 Blackfriars Road London Southwark
 Railway Arch 96 Joan Street London
 Basement Flat 77 Blackfriars Road
 London
 Sixth Floor Palestra House 197
 Blackfriars Road
 1 The Cut London Southwark

Flat 48 Styles House Hatfields
 Flat 32 Styles House Hatfields
 Flat D 1C Burrows Mews London
 Flat 33 Styles House Hatfields
 Company Wine Bar 53 The Cut London
 4 Ring Court The Cut London
 Part First Floor And Part Second Floor St
 Andrews Church Hall 4-15 Short Street
 Part Second Floor St Andrews Church
 Hall 4-15 Short Street
 Part Ground Floor Palestra House 197
 Blackfriars Road
 Railway Arches 97 To 99 Joan Street
 London
 Basement Flat 81 Blackfriars Road
 London
 First Floor Flat 1 The Cut London
 Second Floor Flat 81 Blackfriars Road
 London
 7 Ring Court The Cut London
 53B The Cut London Southwark
 37 The Cut London Southwark
 Flat 1 Milton House Short Street
 Flat 45 Styles House Hatfields
 Flat 38 Styles House Hatfields
 Kiosk 3 Blackfriars Road London
 Flat 37 The Cut London
 Part First Floor Palestra House 197
 Blackfriars Road
 The Ring 72 Blackfriars Road London
 Unit 2 200 Blackfriars Road London
 Flat 12 Styles House Hatfields
 21 Short Street London Southwark
 Flat C 33 The Cut London
 Flat 6 Styles House Hatfields
 Excluding Part Ground Part First Floor
 And Sixth Floor Palestra House 197
 Blackfriars Road
 First Floor 33 The Cut London
 Ground Floor 25 Short Street London
 Flat D 33 The Cut London
 51 The Cut London Southwark
 2 Burrows Mews London Southwark
 39A The Cut London Southwark
 Flat 7 Styles House Hatfields
 Flat 4 Styles House Hatfields
 Flat 31 Styles House Hatfields
 Flat 27 Styles House Hatfields
 Unit 5 200 Blackfriars Road London
 Flat C 1C Burrows Mews London
 Flat 3 Garrett House Burrows Mews
 35B The Cut London Southwark
 5 Ring Court The Cut London
 Flat 17 Styles House Hatfields
 Microcell 47132 The Ring 72 Blackfriars
 Road
 Flat 30 Styles House Hatfields
 Flat 25 Styles House Hatfields
 Flat 20 Styles House Hatfields
 Flat 15 Styles House Hatfields
 Flat B 33 The Cut London
 41 The Cut London Southwark
 Flat 51 Styles House Hatfields
 Flat 49 Styles House Hatfields
 35A The Cut London Southwark
 3-11 The Cut London Southwark
 3 Ring Court The Cut London
 47A The Cut London Southwark
 43B The Cut London Southwark
 47C The Cut London Southwark
 Flat 9 Styles House Hatfields
 Flat 44 Styles House Hatfields
 Flat 29 Styles House Hatfields
 Flat 19 Styles House Hatfields
 First Floor Second Floor And Third Floor
 Flat 74 Blackfriars Road London
 1C Burrows Mews London Southwark
 202 Blackfriars Road London Southwark
 Flat 3 Milton House Short Street
 Flat 37 Styles House Hatfields
 Ground Floor 74 Blackfriars Road
 London
 Kiosk 1 Blackfriars Road London
 Flat 41 Styles House Hatfields
 Flat 1 Styles House Hatfields
 Flat 43 Styles House Hatfields
 Flat A 1C Burrows Mews London
 Flat B 1C Burrows Mews London
 Flat 1 Garrett House Burrows Mews
 First Floor Flat 81 Blackfriars Road
 London
 Second Floor Flat 77 Blackfriars Road
 London
 47 The Cut London Southwark
 6 Ring Court The Cut London
 45B The Cut London Southwark
 Flat 56 Styles House Hatfields
 Flat 42 Styles House Hatfields
 Flat 3 Styles House Hatfields
 Flat 22 Styles House Hatfields
 Kiosk 2 Blackfriars Road London
 Flat D 35A The Cut London
 Flat 3 75-76 Blackfriars Road London
 Flat 2 75-76 Blackfriars Road London

Railway Arches 94 To 95 Joan Street London	25 Benson House Hatfields South Bank, London
Basement 75-76 Blackfriars Road London	26 Benson House Hatfields South Bank, London
1 Benson House Hatfields South Bank, London	27 Benson House Hatfields South Bank, London
2 Benson House Hatfields South Bank, London	28 Benson House Hatfields South Bank, London
3 Benson House Hatfields South Bank, London	29 Benson House Hatfields South Bank, London
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5 Benson House Hatfields South Bank, London	31 Benson House Hatfields South Bank, London
6 Benson House Hatfields South Bank, London	32 Benson House Hatfields South Bank, London
7 Benson House Hatfields South Bank, London	33 Benson House Hatfields South Bank, London
8 Benson House Hatfields South Bank, London	34 Benson House Hatfields South Bank, London
9 Benson House Hatfields South Bank, London	35 Benson House Hatfields South Bank, London
10 Benson House Hatfields South Bank, London	36 Benson House Hatfields South Bank, London
11 Benson House Hatfields South Bank, London	68 Hatfields, Bishop's, London SE1 8DH
12 Benson House Hatfields South Bank, London	70 Hatfields, Bishop's, London SE1 8DH
13 Benson House Hatfields South Bank, London	72 Hatfields, Bishop's, London SE1 8DH
14 Benson House Hatfields South Bank, London	74 Hatfields, Bishop's, London SE1 8DH
15 Benson House Hatfields South Bank, London	76 Hatfields, Bishop's, London SE1 8DH
16 Benson House Hatfields South Bank, London	78 Hatfields, Bishop's, London SE1 8DH
17 Benson House Hatfields South Bank, London	80 Hatfields, Bishop's, London SE1 8DH
18 Benson House Hatfields South Bank, London	82 Hatfields, Bishop's, London SE1 8DH
19 Benson House Hatfields South Bank, London	84 Hatfields, Bishop's, London SE1 8DH
20 Benson House Hatfields South Bank, London	86 Hatfields, Bishop's, London SE1 8DH
21 Benson House Hatfields South Bank, London	80 Roupell St, Bishop's, London SE1 8SU
22 Benson House Hatfields South Bank, London	81 Roupell St, Bishop's, London SE1 8SU
23 Benson House Hatfields South Bank, London	82 Roupell St, Bishop's, London SE1 8SU
24 Benson House Hatfields South Bank, London	83 Roupell St, Bishop's, London SE1 8SU
	84 Roupell St, Bishop's, London SE1 8SU
	85 Roupell St, Bishop's, London SE1 8SU
	86 Roupell St, Bishop's, London SE1 8SU
	87 Roupell St, Bishop's, London SE1 8SU
	88 Roupell St, Bishop's, London SE1 8SU

1 Roupell St, South Bank, London SE1 8SP
 2 Roupell St, South Bank, London SE1 8SP
 3 Roupell St, South Bank, London SE1 8SP
 Windmill House, 10 Windmill Walk, Bishop's, London SE1 8LX
 1 Tait House, Greet St, South Bank, London SE1 8NA
 2 Tait House, Greet St, South Bank, London SE1 8NA
 3 Tait House, Greet St, South Bank, London SE1 8NA
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 30 Tait House, Greet St, South Bank, London SE1 8NA
 36, THE CUT, LONDON, SE1 8LP
 FLAT A 1, GREET STREET, LONDON, SE1 8NP
 FLAT B 1, GREET STREET, LONDON, SE1 8NP
 FLAT D 1, GREET STREET, LONDON, SE1 8NP
 FLAT E 1, GREET STREET, LONDON, SE1 8NP
 FLAT F 1, GREET STREET, LONDON, SE1 8NP
 FLAT G 1, GREET STREET, LONDON, SE1 8NP
 FLAT H 1, GREET STREET, LONDON, SE1 8NP
 FLAT J 1, GREET STREET, LONDON, SE1 8NP
 FLAT K 1, GREET STREET, LONDON, SE1 8NP
 FLAT L 1, GREET STREET, LONDON, SE1 8NP
 FLAT M 1, GREET STREET, LONDON, SE1 8NP
 66 The Cut, Bishop's, London SE1 8LZ
 1, IPSDEN BUILDINGS, WINDMILL WALK, LONDON, SE1 8LS
 2, IPSDEN BUILDINGS, WINDMILL WALK, LONDON, SE1 8LS
 3 IPSDEN BUILDINGS, WINDMILL WALK, LONDON, SE1 8LS
 4 IPSDEN BUILDINGS, WINDMILL WALK, LONDON, SE1 8LS
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WALK, LONDON, SE1 8LS

Re-consultation:

APPENDIX 2**Consultation responses received****Internal services**

Design and Conservation Team [Surgery]
 Transport Policy
 Archaeology
 Design and Conservation Team [Formal]
 Ecology
 Highways Development and Management
 Urban Forester
 Flood Risk Management & Urban Drainage

Statutory and non-statutory organisations

Metropolitan Police Service (Designing O

Neighbour and local groups consulted:

Styles House London	Flat 33 Aegean Apartments London
56 Styles House Annex Joan Street London	30 styles house London SE18DF
6 New Bridge Street London EC4V 6AB	FLAT 12, BENSON HOUSE, HATFIELDS London SE1 8DQ
8 STYLES HOUSE HATFIELDS LONDON	34 Styles House Hatfields London
	flat 33 styles house Hatfields London
	11 Benson House Hatfields London

Relevant planning history

No relevant planning history

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below. This document is not a decision notice for this application.

Applicant	Miss Morag Ainsle	Reg. Number	20/AP/0969
Application Type	Major Application		
Recommendation	GRANTED	Case Number	TP/1242-K

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Redevelopment of the site to include the demolition of existing buildings (the Platform Southwark building, the existing tenant management organisation hall, nine garages, a sub-station, eight studio apartments, and a storage and boiler room building); the retention and improvement to the existing Styles House building; the erection of 25 new dwellings, a new substation, a new community centre and tenant management organisation facilities; car and cycle parking; a new boiler house; landscaping; access and associated works

At: STYLES HOUSE, HATFIELDS, LONDON SE1 8DF

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

PROPOSED PLANS

Elevations - Proposed 0529-BPA-P240 - EXISTING AND PROPOSED STYLES HOUSE ELEVATIONS

Plans - Proposed 0529-BPA-P111 - PROPOSED BLOCK PLAN

Plans - Proposed 0529-BPA-P112 - PROPOSED SITE PLAN

Plans - Proposed 0529-BPA-P113 - PROPOSED LANDSCAPE PLAN

Plans - Proposed 0529-BPA-P119 - PROPOSED BASEMENT PLAN received

Floor Plans - Proposed 0529-BPA-P120 - PROPOSED GROUND FLOOR PLAN received

Floor Plans - Proposed 0529-BPA-P121 - PROPOSED FIRST FLOOR PLAN

Floor Plans - Proposed 0529-BPA-P122 - PROPOSED SECOND, SEVENTH AND TENTH FLOOR PLANS

Floor Plans - Proposed 0529-BPA-P123 - PROPOSED THIRD TO FIFTH FLOOR PLAN

Floor Plans - Proposed 0529-BPA-P124 - P1 PROPOSED SIXTH FLOOR PLAN

Floor Plans - Proposed 0529-BPA-P125 - PROPOSED EIGHTH TO NINTH FLOOR PLAN

Floor Plans - Proposed 0529-BPA-P126 - PROPOSED ELEVENTH FLOOR PLAN

Floor Plans - Proposed 0529-BPA-P127 - PROPOSED TWELTH FLOOR PLAN

Floor Plans - Proposed 0529-BPA-P128 - PROPOSED THIRTEENTH FLOOR PLAN

Plans - Proposed 0529-BPA-P129 - PROPOSED ROOF PLAN

Floor Plans - Proposed 0529-BPA-P130 - PROPOSED TMO HALL GROUND FLOOR AND ROOF PLANS

Floor Plans - Proposed 0529-BPA-P140 - PROPOSED STYLES HOUSE GROUND FLOOR PLAN

Elevations - Proposed 0529-BPA-P210 - PROPOSED CONTEXT SOUTH ELEVATION

Elevations - Proposed 0529-BPA-P211 - PROPOSED CONTEXT NORTH ELEVATION

Elevations - Proposed 0529-BPA-P220 - PROPOSED ELEVATIONS received

Elevations - Proposed 0529-BPA-P230 - PROPOSED TMO HALL ELEVATIONS

Elevations - Proposed 0529-BPA-P250 - PROPOSED SUBSTATION ELEVATIONS

Other Documents:

Permission is subject to the following Pre-Commencements Condition(s)

Reason:

For the avoidance of doubt and in the interests of proper planning.

2. **Time limit condition**

The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 as

amended.

3. **Above grade condition**

SAMPLE PANELS

Prior to above grade works commencing, full-size sample-panels of at least a storey high of all external facing materials (including cladding, windows and associated junctions) to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

4. **Above grade condition**

GREEN ROOFS FOR BIODIVERSITY

Before any above grade work hereby authorised begins, details of the biodiversity green roofs shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity green roofs shall be:

- * biodiversity based with extensive substrate base (depth 80-150mm);
- * laid out in accordance with agreed plans; and
- * planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity green roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roofs shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green roofs and Southwark Council agreeing the submitted plans, and once the green roofs are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies 2.18 (Green Infrastructure: the Multifunctional Network of Green and Open Spaces), 5.3 (Sustainable Design and Construction), 5.10 (Urban Greening) and 5.11 (Green Roofs and Development Site Environs) of the London Plan 2016; Strategic Policy 11 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

5. Above grade condition

CYCLE AND CAR PARKING/STORAGE DETAILS

Before any above grade work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles and car parking scheme showing 4 car parking spaces including 3 (three) disabled car parking with at least 1 (one) disabled bay and the standard bay equipped with active electric vehicle charging points and the remaining 2(two) disabled bays fitted with the passive EVCPs plus 54 secure/enclosed cycle parking spaces 11(20%) of which include 2(two) disabled cycle parking spaces must be contained in Sheffield cycle racks shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose, and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

6. Above grade condition

SECURITY MEASURES

Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority.

Any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the

Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.14 (Designing out crime) of the Southwark Plan 2007.

7. **Above grade condition**

GREEN WALLS

Before any above grade work hereby authorised begins, details of the green walls shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

The wall shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The green wall shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the Walls and Southwark Council agreeing in writing the submitted plans.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core Strategy.

8. **Compliance condition**

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with the National Planning Policy Framework (NPPF) (Paragraph 170). Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

9. **Compliance condition**

The first finished floor level must be set no lower than 6.91 metres Above Ordnance Datum (mAOD), in line with the submitted Flood Risk Assessment by XCO2 (23 April 2020; ref.9.431) and proposed section drawing by Bell Phillips Architects (ref.0529-BPA-P320).

Reason

To reduce the risk of flooding to the development and occupants. The first floor is the lowest floor level that will have sleeping accommodation, according to the submitted documentation. This is supported by policy 163 of the National Planning Policy Framework.

10. **Compliance condition**

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm groundwater resources in line with the National Planning Policy Framework (NPPF) (Paragraph 170). The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to controlled waters.

11. **Compliance condition**

INTERNAL NOISE LEVELS RESTRICTION

The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 30dB LAeq, T* and 45dB LAFmax

Living rooms - 30dB LAeq, T**

* - Night-time 8 hours between 23:00-07:00

** - Daytime 16 hours between 07:00-23:00.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation

sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2019.

12. Compliance condition

RESTRICTION ON USE WITHIN THE USE CLASS HEREBY PERMITTED

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and any associated provisions of the Town and Country Planning General Permitted Development Order 2015 (including any future amendment or enactment of those Orders) the commercial unit shall not include any use other than a D1/D2 use.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

13. Compliance condition

at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with the National Planning Policy Framework (NPPF) (Paragraph 170).

14. Compliance condition

Archaeological Reporting

Within one year of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment

to finance and resource these works to their completion.

Reason: In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

15. Pre-Occupation condition

COMPLIANCE WITH DETAILS REQUIREMENTS OF FLOOD RISK ASSESSMENT

The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (by XCO2 (23 April 2020; ref.9.431) and in accordance with the following mitigation measures detailed within the Flood Risk Assessment:

* All residential accommodations should be set no lower than 6.91; metres AOD, as and proposed section drawing by Bell Phillips Architects (ref.0529-BPA-P320);, and only less vulnerable uses will be permitted on the basement and ground floor level;.

Reason

To ensure that the development is designed to ensure safety of the building users during extreme flood events, to mitigate residual flood risk and ensure safety of the future occupants of the proposed development, to reduce the amount of surface water run-off from the site, to provide safe refuge and ensure safety of the future occupants of the proposed development in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water of the Southwark Plan 2007.

16. Pre-Occupation condition

Details of Swift nesting bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No less than ten nesting bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The Swift nesting bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

17. Pre-Occupation condition

DETAILS OF THE REFUSE STORAGE FACILITIES

Before the first occupation of the development hereby permitted begins, details of the arrangements for the storing of domestic and commercial refuse shall be submitted to and approved in writing by the Local Planning Authority. The scheme should also provide inward-opening or sliding sideways doors to the electricity substation and gas metre stores on Hatfields to not interfere with the public highway. Two refuse bins must also be provided on the pedestrian walkway.

Thereafter, the approved refuse storage facilities shall be provided and made available for use by the occupiers of the development and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of the Southwark Plan 2007.

18. Pre-Occupation condition

ACCESSIBLE AND WHEELCHAIR DWELLINGS

Before the development hereby permitted is commenced, the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body.

Reason:

To ensure the development complies with: the National Planning Policy Framework 2019; Policy 3.8 (Housing Choice) of the London Plan 2016, and; Strategic Policy 5 (Providing New Homes) of the Southwark Core Strategy 2011.

19. Pre-Occupation condition

SERVICE MANAGEMENT PLAN

Before the first occupation of the building hereby permitted, a Delivery and Service Management Plan detailing how all elements of the site are to be serviced shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason:

To ensure compliance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.2 (Transport Impacts) of the Southwark Plan 2007.

20. Pre-commencement condition

Prior to works commencing, full details of all proposed planting of a minimum 333cm stem girth of trees shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

Reason:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance

with The National Planning Policy Framework 2019 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

21. Pre-commencement condition

BASEMENT IMPACT ASSESSMENT

No works shall commence until suitable investigations are undertaken to determine the ground and groundwater conditions (including levels) at the site and a basement impact assessment is submitted to and approved in writing by the Local Planning Authority. This should include groundwater flood risk mitigation measures as required, with the measures constructed to the approved details. Specifically we would like the BIA to assess if the lowest level of the basement will be above, or below the groundwater levels recorded from the ground investigations. We would like the applicant to consider fluctuations in groundwater levels and the risks this can pose to the site. We request that the BIA includes a plan of the basement area within the boundary of the site, with any known (investigated) basements and subterranean structures adjacent to the site. This is to see if there may be a risk of obstructing groundwater flows which could potentially cause a build up of pressure on the upstream side of the subterranean structures. Further guidance on preparing BIAs can be found in Appendix I of our Strategic Flood Risk Assessment: www.southwark.gov.uk/environment/flood-risk-management/strategic-flood-risk-assessment-sfra?chapter=2

Reason

To ensure that the development is designed to ensure safety of the building users during extreme flood events, to mitigate residual flood risk and ensure safety of the future occupants of the proposed development, to reduce the amount of surface water run-off from the site, to provide safe refuge and ensure safety of the future occupants of the proposed development in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water of the Southwark Plan 2007.

22. Pre-commencement condition

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

the parking of vehicles of site operatives and visitors;
loading and unloading of plant and materials;
storage of plant and materials used in constructing the development;

the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 wheel washing facilities;
 measures to control the emission of dust and dirt during construction;
 a scheme for recycling / disposing of waste resulting from demolition and construction works

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2019.

23. **Pre-commencement condition**

Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building

for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2019 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

24. Pre-commencement condition

HARD AND SOFT LANDSCAPING

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

25. Special condition

Archaeological Evaluation

Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

26. **Special condition**

Archaeological Mitigation

Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

Informative notes to the applicant relating to the proposed development

OPEN**COMMITTEE:****PLANNING COMMITTEE****MUNICIPAL YEAR 2020-21****NOTE:**

Original held in Constitutional Team; all amendments/queries to Tim Murtagh/Gerald Gohler, Constitutional Team, Tel: 020 7525 7187/7420

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