

<b>Item No:</b> 6.1/6.2	<b>Classification:</b> Open	<b>Date:</b> 29 June 2020	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		<b>Addendum report</b> Late observations and further information	
<b>Ward(s) or groups affected:</b>		London Bridge and West Bermondsey	
<b>From:</b>		Director of Planning	

## PURPOSE

1. To advise members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

## RECOMMENDATION

2. That members note and consider the late observations, consultation responses and information received in respect of each item in reaching their decision.

## FACTORS FOR CONSIDERATION

### **Item 6.1 - 19/AP/0404 – 40-44 Bermondsey Street Vinegar Yard Warehouse 9-17 Vinegar Yard and Land Adjacent to 1-7 Snowfields SE1**

#### **Clarifications**

3. It should be clarified that the total number of jobs being provided by the development would be:  
  
Class B1 - 1628  
Class A uses – 68
4. As such the development would be capable of providing up to 1,696 full time jobs.

#### **Late consultation responses**

5. Following publication of the committee report, three additional objections have been received raising the following points:
  - The development would be too tall and would be out of keeping with the area;
  - The development would be contrary to policy;
  - The development would have impacts on the skyline;
  - There would be wind impacts;
  - Overdevelopment;
  - Harmful to the conservation area and heritage assets.

6. These points have all been dealt with in detail in the committee report and no new issues have been raised.

### **Updated information**

7. Updated supplementary views and information have been uploaded to the Councils website to support the application. This includes information on views and elevations as well as a note on wind.

### **Item 6.2 – 18/AP/4171 - Land Bounded by St Thomas Street, Fenning Street, Vinegar Yard and Snowfields, Including Nos. 1-7 Fenning Street and No. 9 Fenning Street, London SE1 3QR.**

### **FACTORS FOR CONSIDERATION**

#### **Clarifications**

8. It should be clarified that the number of jobs proposed by the development would be as follows:

Class B1 – Up to 1,845 full time jobs  
Remaining flexible Class A uses, Class B1 and Class D2 uses – Up to 149 jobs.

9. The development as a whole would be able to support up to 2003 full time jobs.

#### **Late consultation responses**

10. Following publication of the committee report there have been a further 62 letters of support for the application and five additional objections.

11. The main points of support are:

- The development would provide much needed affordable workspace for artists;
- The development would be good for the borough;
- An underused site would be brought into beneficial use; and
- The development would bring jobs to the area.

12. The main points of objection include:

- The development is excessive in height, scale and massing;
- The development is out of keeping/character with the area and would harm heritage assets;
- Would be in increase in noise, disturbance, pollution and traffic;
- There would be wind, ecology and daylight impacts;
- There would be a strain on local infrastructure/facilities
- The proposed represents overdevelopment;
- More open space is needed
- The development would be contrary to policy
- The proposed basements are excessive
- There would be no local benefits.

13. These points have been dealt with in detail in the case officer's report. Further points of objection include:

Objection - Given the likely long-term impact of Covid-19 in terms of fewer people in offices in central London, this is not the time to approve a vast office structure.

**Response** – Whilst offices have not been intensively used during the Covid-19 lockdown period their use is expected to pick up again and a supply of office accommodation will still be required. It may be the case going forward that more office space is needed in order to accommodate new working practices and social distancing..

Objection –The loss of the communal park is not acceptable and this should be allowed to stay instead of having a manicured garden. This space has been created and worked on by the local community and should be allowed to stay.

**Response** – The park on the corner of Fenning Street and Melior Street is not part of the proposed development.

### **Further observations**

14. A further letter setting out full support for the proposed development has been received from Network Rail. The main points of support relate to the benefits that the scheme would bring forward and are set out as follows:

#### *Employment*

Network Rail are fully supportive of the proposals intention to deliver a significant amount of high quality, modern and flexible commercial floorspace which in turn would lead to the creation of more than 2,000 jobs once the development is completed not to mention the substantial employment that would take place during construction.

#### *Open space*

The creation of high quality public open space and associated landscaping improvements are a beneficial part of the development and would create an environment and destination where people would choose to spend time. The development would also improve pedestrian linkages and connectivity..

#### *Design & views*

The design of the development is considered to reflect the character of the surrounding area and would relate to the warehouses within the area with appropriate materials that are well reflected locally. The design of the new buildings is therefore considered appropriate in this location. The height and massing of the proposed development will complement the existing tall buildings which are situated near to the site and they have been designed to ensure there would be no detrimental impact on the local townscape and wider conservation area.

#### *Transport*

The proposed development will be car-free and office workers will be encouraged to use sustainable modes of transport to travel to work. The site is in close proximity to London Bridge station and there are dedicated cycle lanes on the surrounding road network. A car-free development will ensure there is no negative impact on existing vehicle capacity on surrounding roads and will also

assist with controlling levels of air pollution in this part of London. The proposed servicing and delivery strategy intends to reduce the number of vehicle trips/deliveries generated by and associated with the development.

*Local amenity*

Network Rail consider that the proposals have been sensitively designed to ensure that the scheme does not negatively impact on the amenity of nearby existing residents.

*Construction period*

The application is supported by a Construction Management Plan (CMP) pro-forma which sets out the protection and control measures that will be put into place to manage all potential environmental risks generated through the construction phase of the development. The construction working hours, hours for deliveries and servicing and site traffic management will be agreed with Southwark Council as part of the planning determination process. Therefore, this procedure will mitigate any potential detrimental impact on surrounding residents during the construction period.

*Sustainable construction*

The proposed development also provides environmental benefits, including the reduction of surface water run-off and the adoption of energy saving techniques. These have the potential to result in significant carbon savings and to improve the environmental quality of the area.

*Summary*

In summary, Network Rail fully supports the proposed development and respectfully requests that Councillor's allow the full potential of the area to be realised by approving the planning application. The proposals would optimise the development potential of an under-utilised employment site which Southwark Council have earmarked for comprehensive redevelopment. The scheme will create a high-quality office-led mixed-use development which will provide a multitude of benefits to the local area.

**Updated information**

15. Updated supplementary information has been uploaded to the Councils website to support the application. This includes information on views and elevations as well as information relating to overshadowing and microclimate.

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403