

Planning Committee

Wednesday 8 June 2022

6.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1
2QH

Supplemental Agenda

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Contact

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Webpage: <http://www.southwark.gov.uk>

Date: 8 June 2022

Item No: 7.1 & 7.2	Classification: Open	Date: 8 June 2022	Meeting Name: Planning Committee
Report title: Address:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Old Kent Road	
From:		Director of Planning and Growth	

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.

KEY ISSUES FOR CONSIDERATION

3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

**Item 7.1 – Application for: Full Planning Application;
22/AP/0554, The Ledbury Estate, Commercial Way and Old
Kent Road, London**

Further information

4. Officers have been in discussion with the applicant following a full review of the tree removal and replacements proposals for this scheme. These discussions affect paragraphs 218 and 219 of the Officer Report. A further response has been received from the applicant and Officers and the applicant have identified a deficit in mitigation planting amounting to a CAVAT (Community Asset Value of Amenity Trees) value of £112,730.00 which should form the 'tree contribution' as secured through the Unilateral Undertaking. The tree contribution will be secured towards the planting of trees within the ward and for the wider benefit of the residents and visitors to Southwark. This is in accordance with the compensatory element of the NPPF Mitigation Hierarchy, Policy G7 of the London Plan and P61 of the

Southwark Plan (2022). Officers are happy to support this scheme as an exceptional case (loss of a Category A tree) due to the public benefits of the scheme which introduces new social homes of high quality, enhanced public realm and a replacement tree planting strategy which has increased to 166 trees at the Ledbury Estate and Bromyard House. The replanting schedule offers a good range of diversity in species and canopy structures and would enhance amenity for future users.

5. Details of tree planting will be reserved by condition and linked to a planning obligation as a 'tree planting strategy' for which, prior to implementation; full details for the planting of 166 trees shall be approved by the Council. The Council's Urban Forester does not object to the application subject to securing compensation for the loss of the Category A tree, and further deficit as identified above; and subject to tree protection and new planting details being attached to the draft decision notice and by obligation within the Unilateral Undertaking.
6. A plan submitted shows the canopy projections, identified by a circle with a dotted line, at 25 years post planting.
7. It is noted in the GLA's Stage 1 report that the submitted Equalities Impact Assessment was not considered acceptable and the GLA points out that it is high level. The applicant has however, been doing their own equalities impact assessments as part of the consultation process. The most recent assessment was carried out in December 2021. This is more detailed and provides data on the various groups with protected characteristics. It is also worth noting that the applicant has been working on establishing the proposed mitigation measures and monitoring and these are being finalised at the time of writing.
8. The committee report had commented that there is a large number of existing black and ethnic minority ethnic businesses in the local area, which would not be directly affected by the proposed development. It should also be highlighted that the Strategic Housing Market Assessment (SHMA) prepared on behalf of a number of South East London boroughs states that Southwark, together with Lewisham, has the most ethnically mixed population in the South East London sub-region. Compared to the population at large a very high proportion of Black households (70%) are housed in the social/affordable rented sector. These groups could therefore stand to benefit from the proposed affordable housing, which would include social rented units.
9. Paragraph 2 of the Committee report states that the deadline for completion of the s.106 UU is the 1st August. Given that it is only going before Members today and that it still needs to be referred to the Mayor of London, it is considered that this deadline may not be achievable. As such, this should be amended to 1 October 2022. The revised paragraph should read: "In the event that the requirements of paragraph 1 above are not met by 1 October 2022, the director of planning and growth be

authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 438 of this report.”

10. The Ledbury Residents Project Group (RPG) had intended to attend Planning Committee to speak in support of this item, but those members are now not able to attend due to unforeseen circumstances. They have therefore submitted a statement which they would have read out at this committee meeting. This was received late today.
11. In summary, their statement highlights the fact that since the commencement of the planning process, the residents of the Ledbury Estate have been fully consulted by Southwark Council at a detailed level. The two committees formed- The RPG and the Design sub-committee have aimed to represent the views of residents about the future of the Estate. They welcome the increase in the number of Council flats; and that there will be a new, modern TRA Hall. The plans pay particular attention to the need for residents to feel secure, an approach which the RPG fully endorse. They note there are small number of minor issues that need to be resolved, but with continued consultation it would be possible to address these. The RPG wanted to affirm their support of the planning application.

**Item 7.2: - Application for: Full Planning Application;
21/AP/4714, Valmar Trading Estate, Valmar Road, London,
SE5**

Additional consultation responses received

12. One objection was received 6 June 2022, which raised concern over the increase in number of vehicular trips as a result of the new vehicular demands on the site. These concerns specified the new vehicular demands as result of the Change of use from light industrial to residential, clinic and office uses; the increase in resident and visitors and reduced parking.
13. The extant permission remains implementable. The transport assessment identifies that the vehicular trips on site is anticipated to be less than that consented in the extant permission. The number of residents and visitors is calculated to be less than the extant permission. The number of parking spaces are in line with the extant permission. As such, the application will not create any additional transport impacts beyond that which was consented within the extant permission.

Corrections and clarifications on the main report

14. To clarify paragraph 227 and 228 of the committee report the Applicant committed to making financial contribution towards a cycle docking station following consultation with the local amenity groups.

Recommended revisions to the draft conditions

15. Minor changes have been made to the wording of the following conditions:

Condition 16 – exclude demolition in trigger wording as with other conditions

Condition 32 – error in wording to replace E(a) hospital use with E(e) hospital use

Condition 37 – Delete as repeat of condition 34

Adjust numbering for condition 38 and 39, which are duplicated in draft decision notice

REASON FOR LATENESS

16. The new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the committee agenda was printed. They all relate to an item on the agenda and Members should be aware of the comments made.

BACKGROUND DOCUMENTS

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



Welcome to Southwark Planning Committee

8 June 2022

MAIN ITEMS OF BUSINESS

Item 7.1

22/AP/0554

The Ledbury Estate ,Commercial Way And Old
Kent Road ,London

Item 7.2

21/AP/4714

Valmar Trading Estate, Valmar Road, London



Southwark Free
Wi-Fi Password
Fr33Wifi!



Councillor Richard Livingstone
(Chair)



Councillor Kath Whittam (Vice
Chair)



Councillor Cleo Soanes



Councillor Reggie Popoola



Councillor Ellie Cumbo



Councillor Bethan Roberts



Councillor Richard Leeming



Councillor Nick Johnson

Item 7.1 22/AP/0554

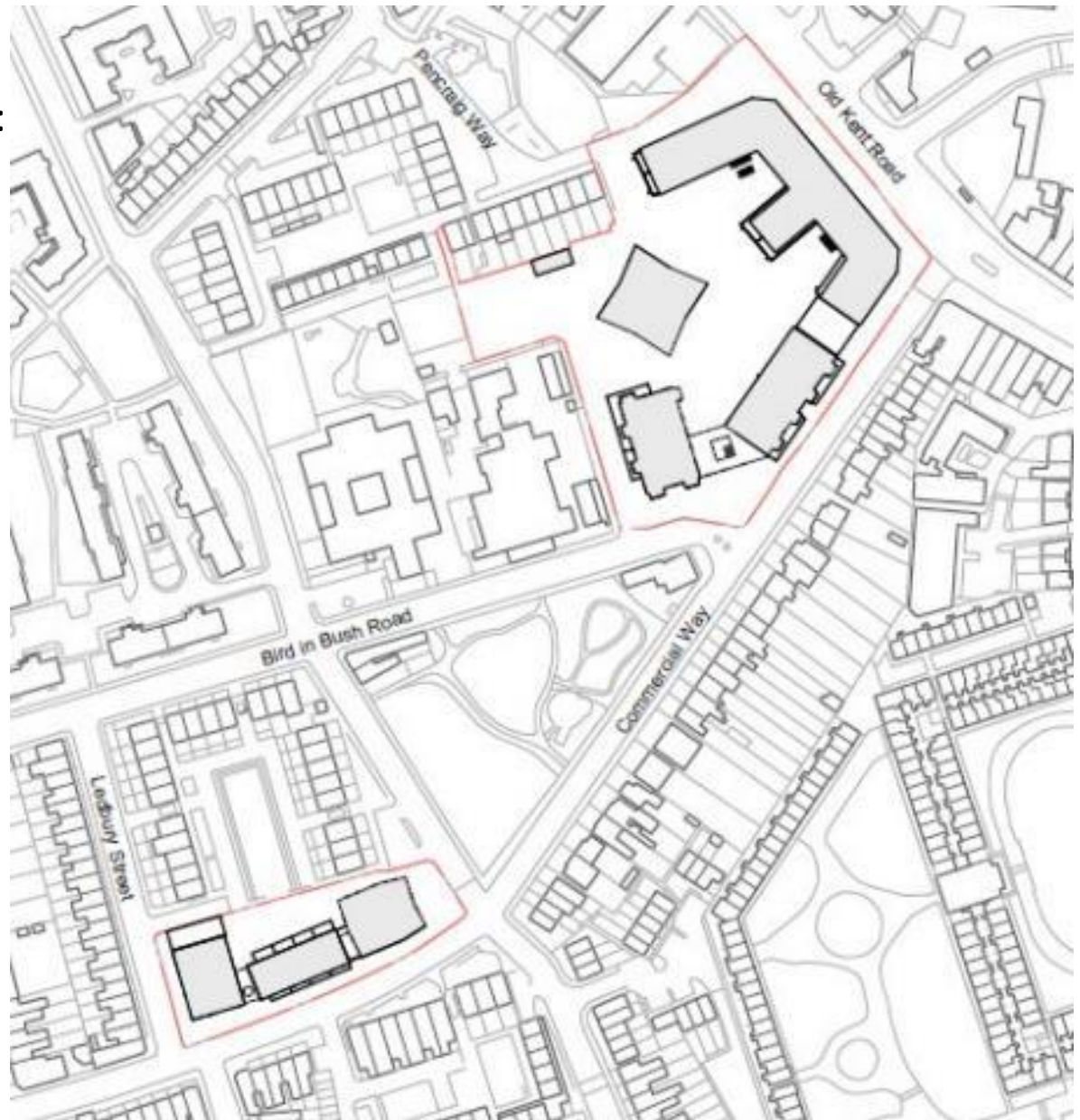
The Ledbury Estate, Commercial Way And Old Kent Road, London

The redevelopment of the Ledbury Estate involving the demolition of Bromyard House, Skenfirth House, Sarnsfield House and Peterchurch House and the erection of 6 blocks ranging in height from 5 to 22 storeys (max 79.34m AOD) to provide 340 new homes (including 224 replacement homes), provision of Class E space fronting Old Kent Road at ground floor level, together with reprovision of the tenants & residents association hall and multi-use games area, access, servicing, car parking, cycle parking, cycle storage, plant, play and open space and landscaping.

Site Location

Two sites within Ledbury Estate:

- Bromyard (site A)
- Old Kent Road (site B)



Aerial image of site



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Existing Site Photographs

Bromyard House



Peterchurch House



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Existing Site Photographs

Sarnsfield House



Skenfrith House



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Existing Site Photographs

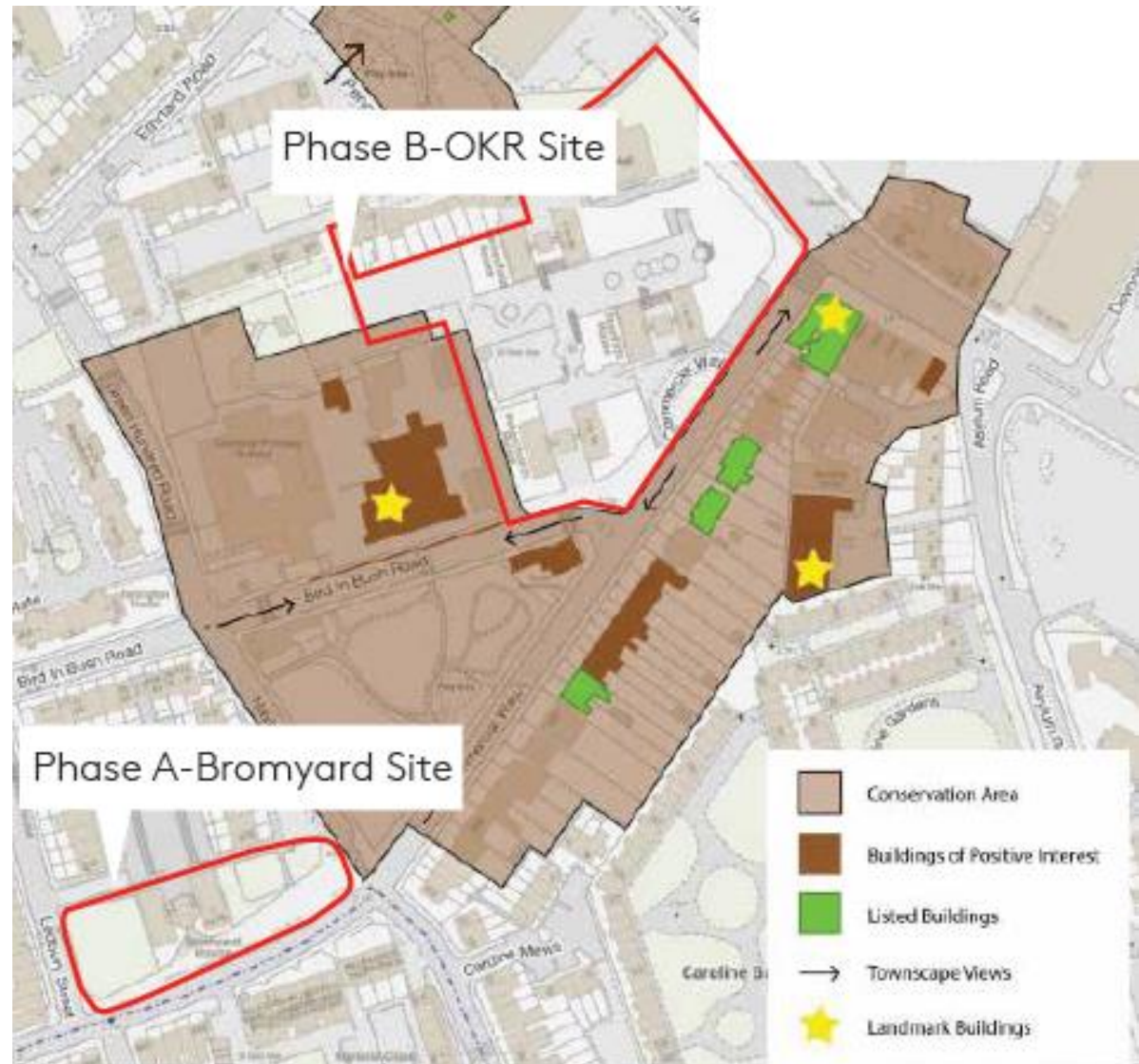
Existing MUGA



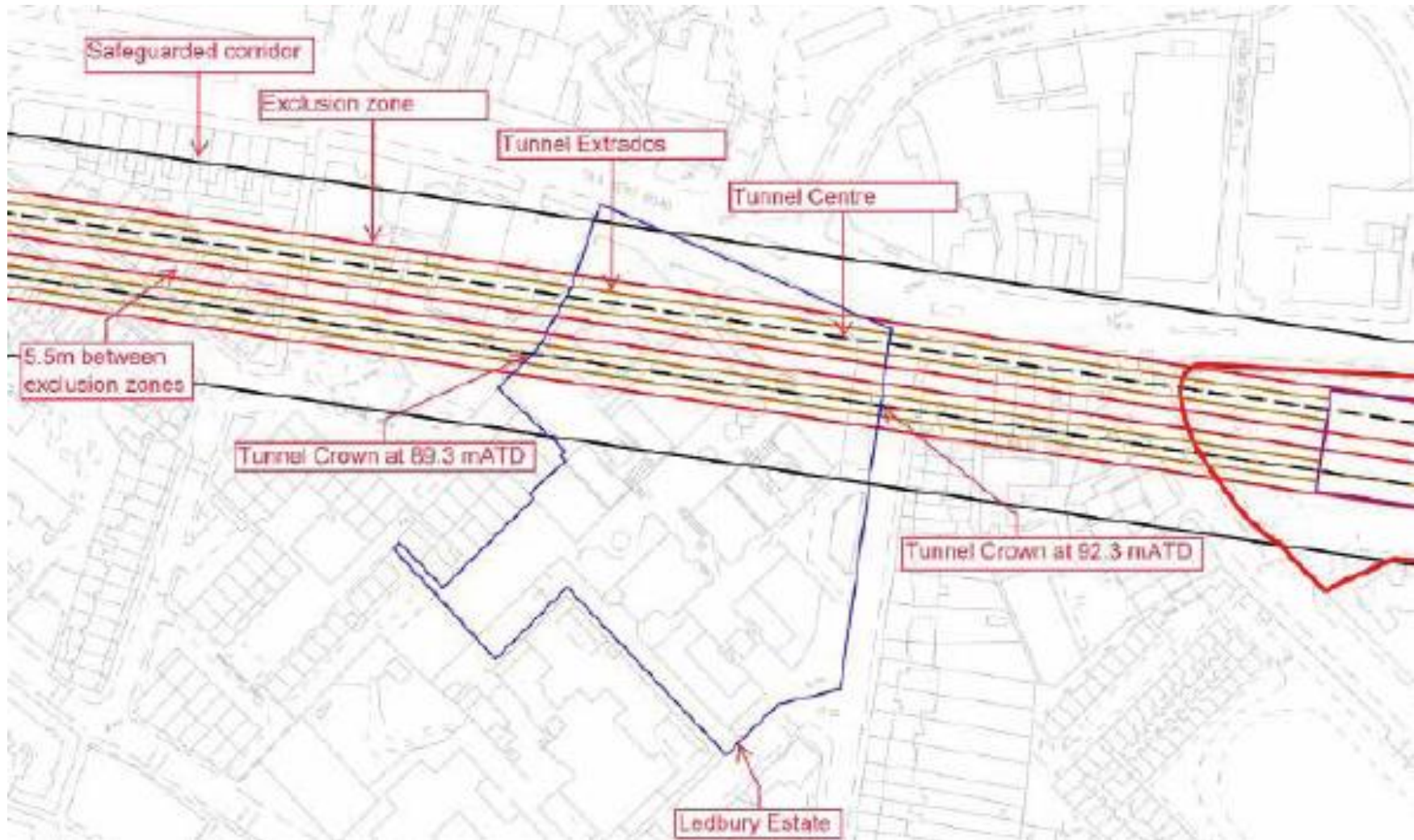
Existing TRA Hall

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Context- Kentish Drovers and Bird and Bush Conservation Area

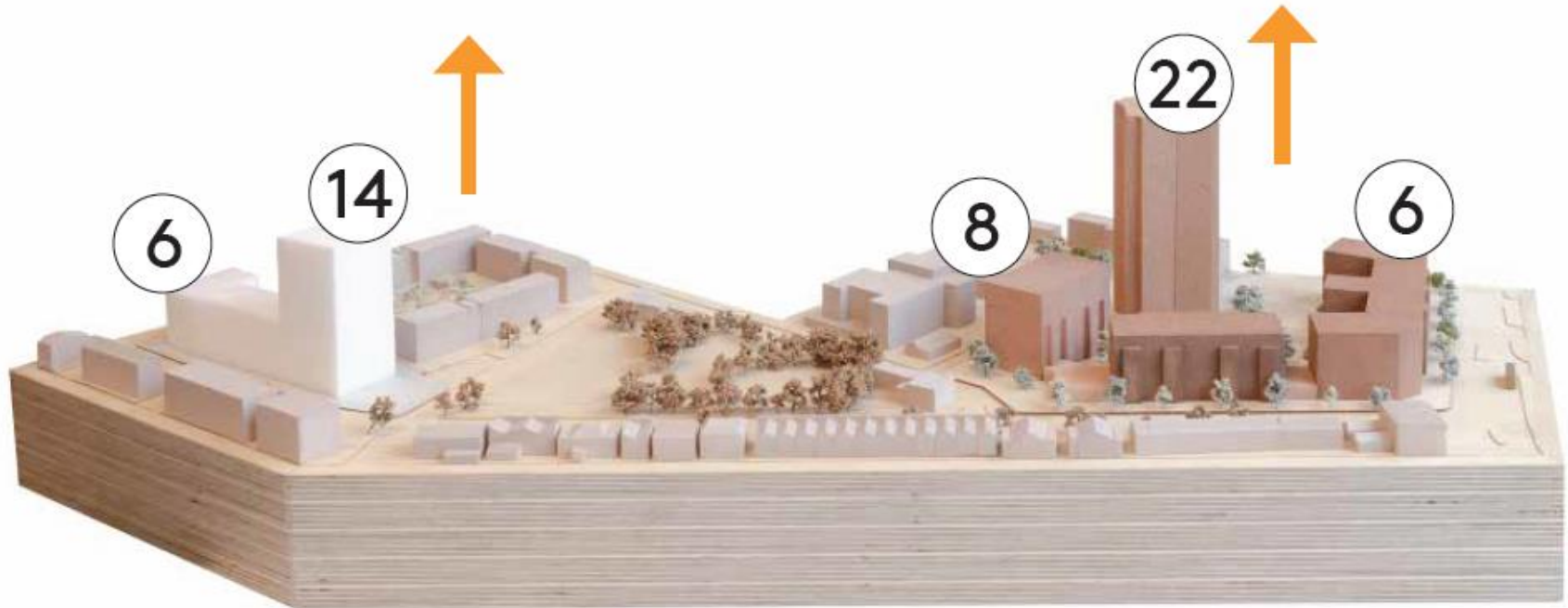


Context- Bakerloo Line Proposed Running Tunnels



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Proposed massing



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Overview of proposal

- 340 homes
- 224 replacement homes and 116 additional
- 76.4% overall affordable housing (hab room)
- 50.5% affordable housing on uplift
- Replacement MUGA and TRA hall
- Extensive open space and children's play space
- 89.1% carbon savings
- Policy compliant on housing mix, unit sizes
- Policy compliant on cycle parking, accessible parking
- Loss of one Category A tree

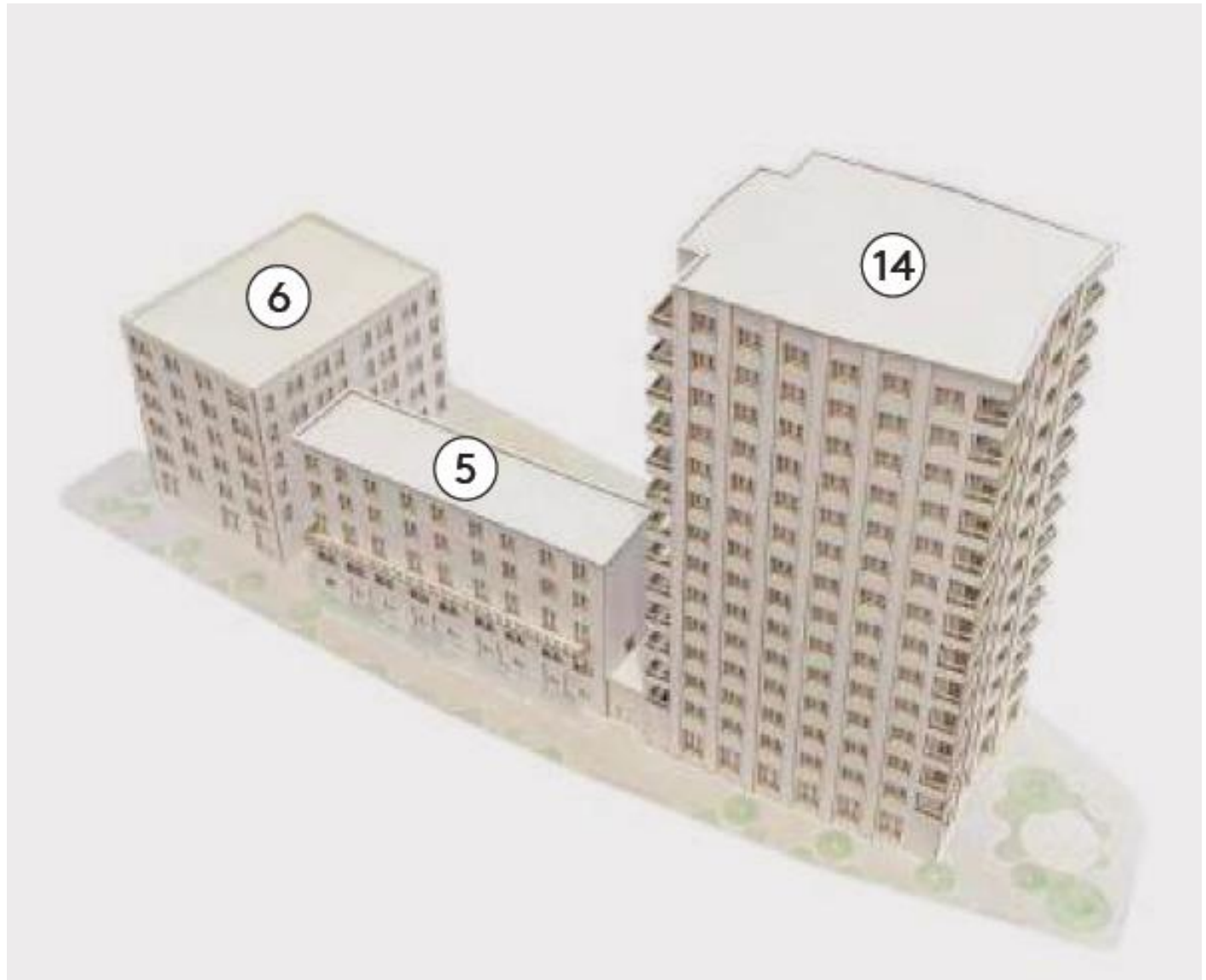
Proposed aerial image



- Listed gasholder
- Proposed future developments along Old Kent Road
- Proposed Old Kent Road facing mansion block
- Proposed 22 storey tower
- Proposed dual aspect homes
- Proposed MUGA
- Proposed servicing estate road
- Camelot Primary School
- Bird in Bush Park
- BMX track
- Disused carpark below communal courtyard



Image:
Bromyard site



Bromyard Site – Illustrative ground floor plan



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Image: Old Kent Road site



Old Kent Road site – Illustrative ground floor plan



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Residential housing mix

Tenure	1-bed	2-bed	3-bed	4-bed	5-bed	Total homes	Hab room over 28sqm	Total hab rooms
Existing social rent	(75)	(65)	(69)	-	-	209	-	
Re-provided social rent	75	65	69	-	-	209		827
Additional social rent	12	6	28	4	1	51	27	258
Shared equity	1	7	7	-	-	15	13	82
Market sale	27	38	-	-	-	65	20	253
Total	115	116	104	4	1	340	60	1420
Percentage	34%	34%	32%					100%
Affordable housing (by hab room)		76.4% overall 50.5% on net uplift						

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View north of Bromyard Site along Commercial Way

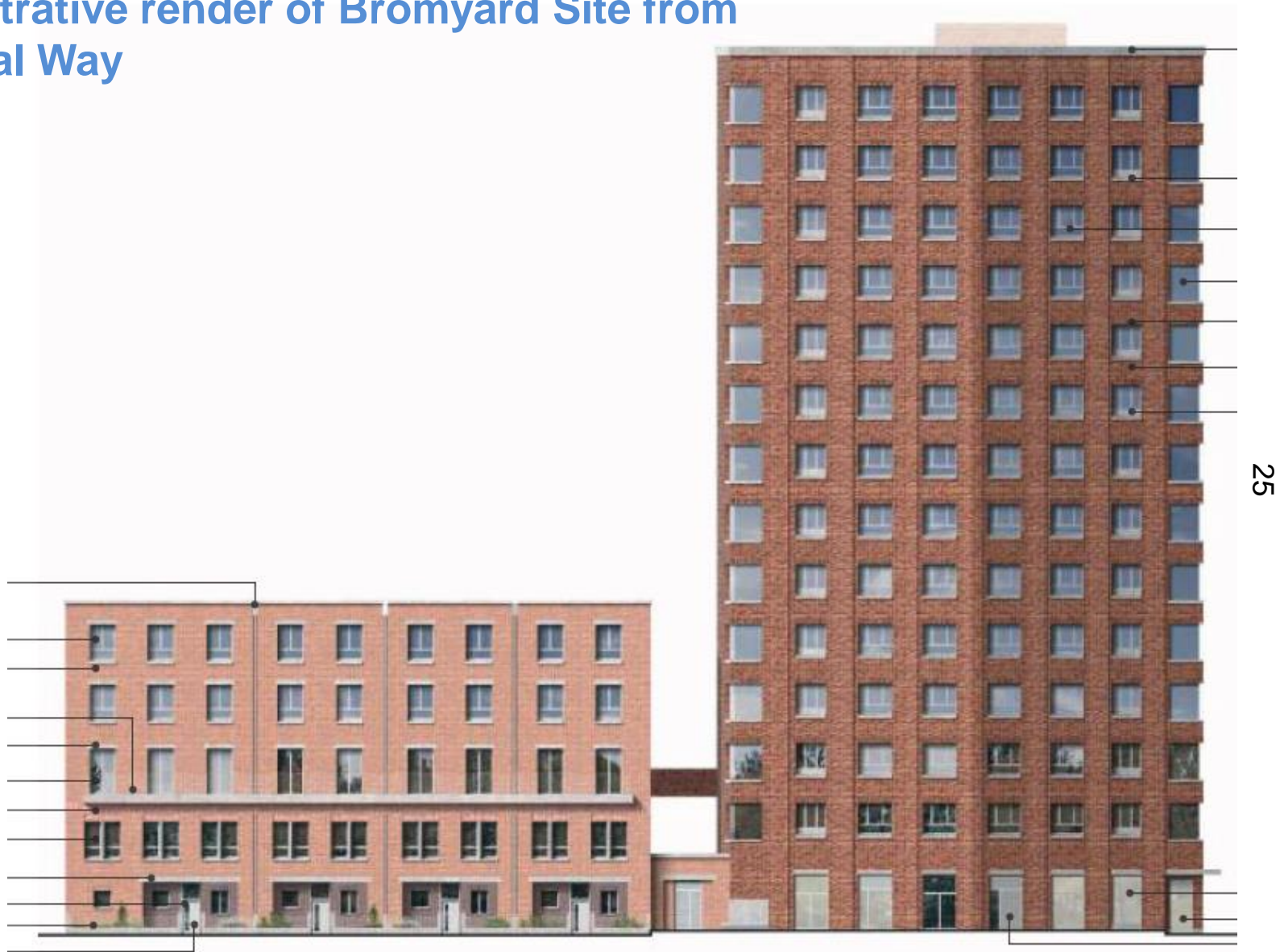


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View: Bromyard Site maisonettes from Commercial Way



View: Illustrative render of Bromyard Site from Commercial Way



View: Bromyard tower from Bird in the Bush Park



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View: Old Kent Road site from Commercial Way



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View of Old Kent Road Site from New Estate Road



View: Old Kent Road towards Old Kent Road site



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Old Kent Road site – vehicle access and new estate road



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View: Street View
looking into
Communal Courtyard
from Pencraig Way



Image: Old
Kent Road
site tower
From Pencraig
Way



View: Caroline Gardens Conservation Area with existing building in view with proposed building overlay



Trees – One Category A tree removal



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Trees – one Category A tree removal



Floor plan of B4 tower showing TRA hall



Public open space, children's play space and private amenity space

		Total required (sqm)	Total proposed (sqm)
Play space	0-4 years	1285	1316
	5-11 years	1048	1135
	12+ years	864	596
Playable public realm		325	325
	Total play	3197	3372
Public open space	5sqm per dwelling	1700	2174
Communal open space	50sqm per block	200	200
Communal space (Private amenity space shortfall)	Shortfall against 10sqm per dwelling	586	586
Total play and open space		5683	6332
Total external area		7280	

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Old Kent Road site – Play space (re-used structure)



Old Kent Road site – Play space (re-used structure)

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Car parking

- 3% wheelchair parking
- Car club bay (location to be determined)
- Free car club membership for residents (3 years)
- Basement car park outside the Bromyard site to continue to provide car parking
- Spaces
- CPZ extension likely to come in April 2023

CPZ Extension



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Energy and sustainability

- 89.1% carbon emission savings through connection to SELCHP and solar photovoltaics
- Re-use of existing building materials within the informal playable landscape
- Urban Greening factor score of 0.41 (increase from existing 0.15)
- Potential to achieve BREEAM excellent in non residential spaces
- Biodiversity net gain achieved
- Rain gardens

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Resident and community engagement

- Open Communities
- Ledbury Resident Group
- Scaled model
- Commonplace platform
- Development Consultation Charter

Benefits of scheme

- 340 very high quality homes
- 76.4% affordable housing (50.5% on uplift)
- All private, communal and public open space met on site
- Housing mix, unit sizes and wheelchair housing met
- 83.5% dual aspect accommodation
- Tenure blind design
- Exceptional design quality
- Replacement MUGA and TRA hall
- 89.1% carbon emission reduction
- Strong resident involvement

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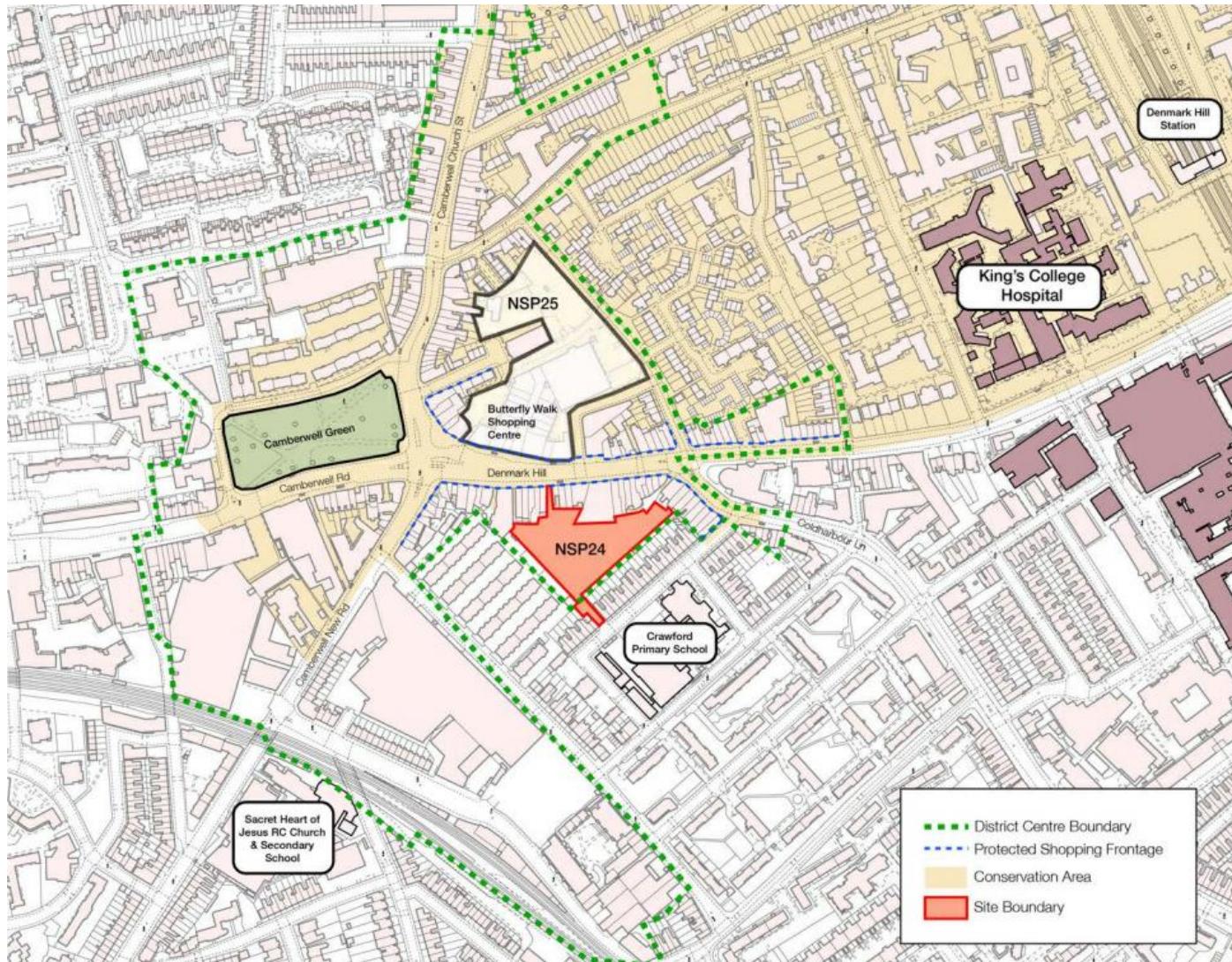
Item 7.2 – 21/AP/4714

Valmar Trading Estate, Valmar Road, London

Redevelopment of the site to include the demolition of existing buildings and construction of three buildings of: 6 storeys plus basement (Block C), 6 storeys (Block A) and 4 storeys (Block B) providing an outpatients and diagnostics centre with ancillary workspace and facilities (Class E) and up to 43 residential units (Use Class C3) with associated landscaping works, refuse storage, cycle parking, disabled car parking and landscaping.

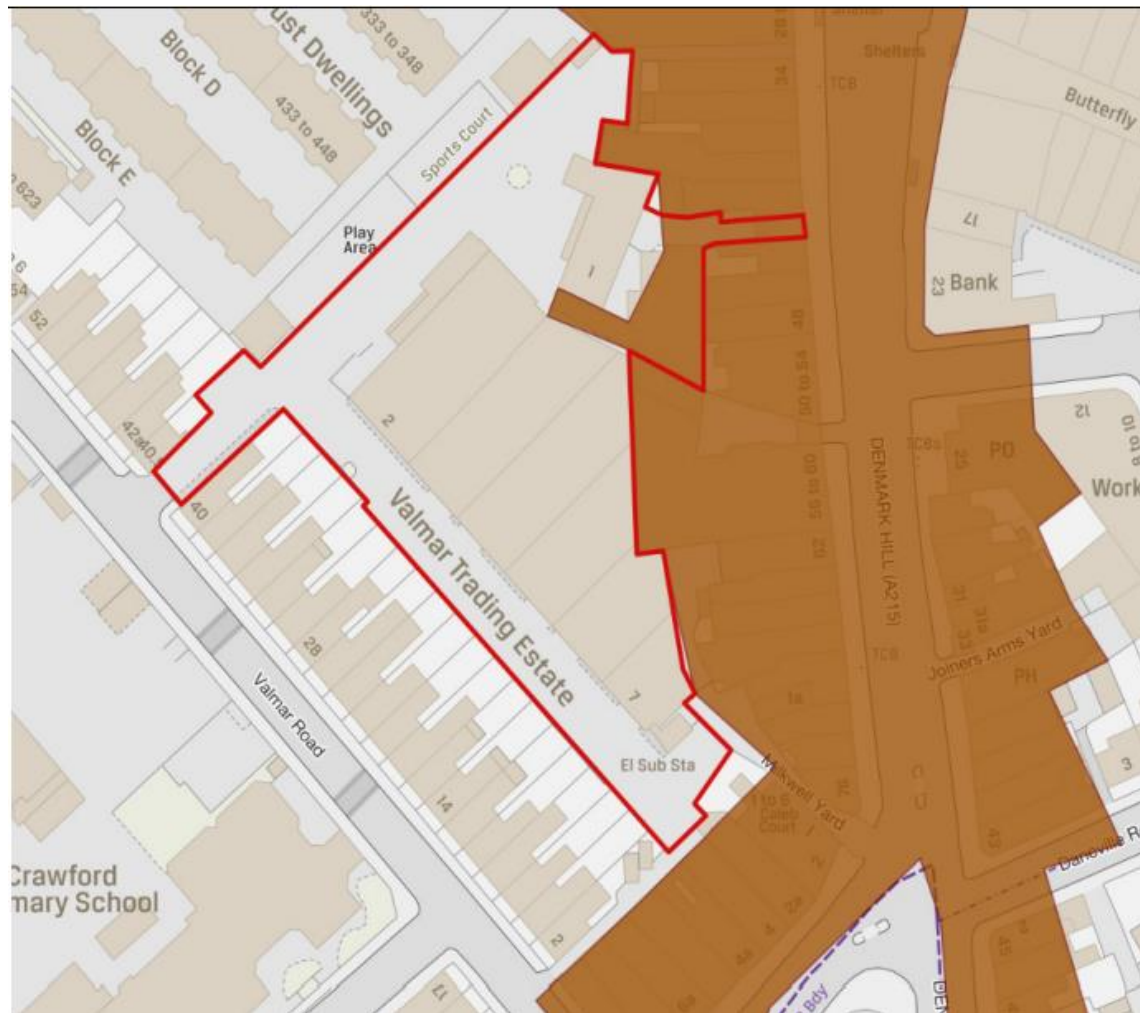
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EXISTING SITE PLAN



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CAMBERWELL GREEN CONSERVATION AREA



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SITE PHOTOGRAPHS



Aerial view of site



Valmar Road entrance



Denmark Hill entrance



View from unit 1 towards Denmark Hill

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SITE PHOTOGRAPHS



Milkwell Yard



Unit 1

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Unit 1a



Unit 2

SITE PLAN



EXTANT PERMISSION



PROPOSED SCHEME

VISUAL

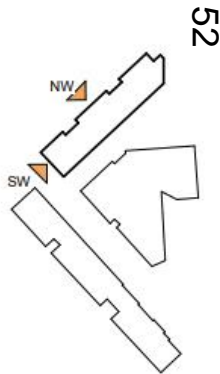


St Helena Road (view to the north-west)

BLOCK A - ELEVATIONS



EXTANT PERMISSION



PROPOSED SCHEME

North-west elevation

BLOCK A - ELEVATIONS

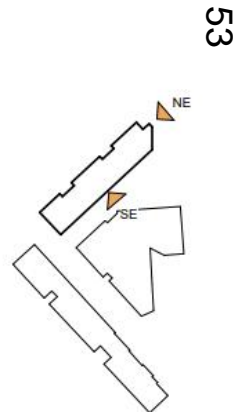


EXTANT PERMISSION



South East Elevation

PROPOSED SCHEME South-east elevation



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BLOCK A - FLOOR PLANS

order the residential homes
ie site,



Typical Floor - Block A

GROUND FLOOR



Ground Floor - Block A

THIRD FLOOR

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BLOCK B - ELEVATIONS

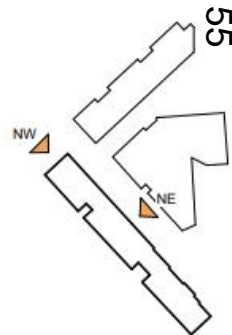


Block B - Front Elevation

EXTANT PERMISSION



North East Elevation



PROPOSED SCHEME North-east elevation

BLOCK B - ELEVATIONS



Block B - Rear Elevation

EXTANT PERMISSION



South West Elevation

PROPOSED SCHEME South-west elevation

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BLOCK B FLOORPLANS



GROUND FLOOR

Typical Floor - Block B



Ground Floor - Block B



TYPICAL FLOOR

BLOCK C ELEVATIONS



EXTANT PERMISSION



PROPOSED SCHEME South-east elevation facing block A

Elevation two

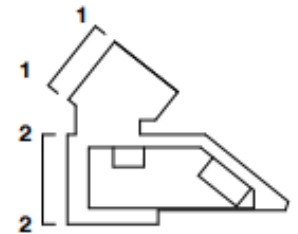
BLOCK C ELEVATIONS



EXTANT PERMISSION



PROPOSED SCHEME - South-east elevation facing Block A



BLOCK C ELEVATIONS



EXTANT PERMISSION



PROPOSED SCHEME - North-east elevation facing Block B

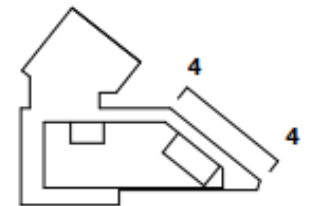
BLOCK C ELEVATIONS



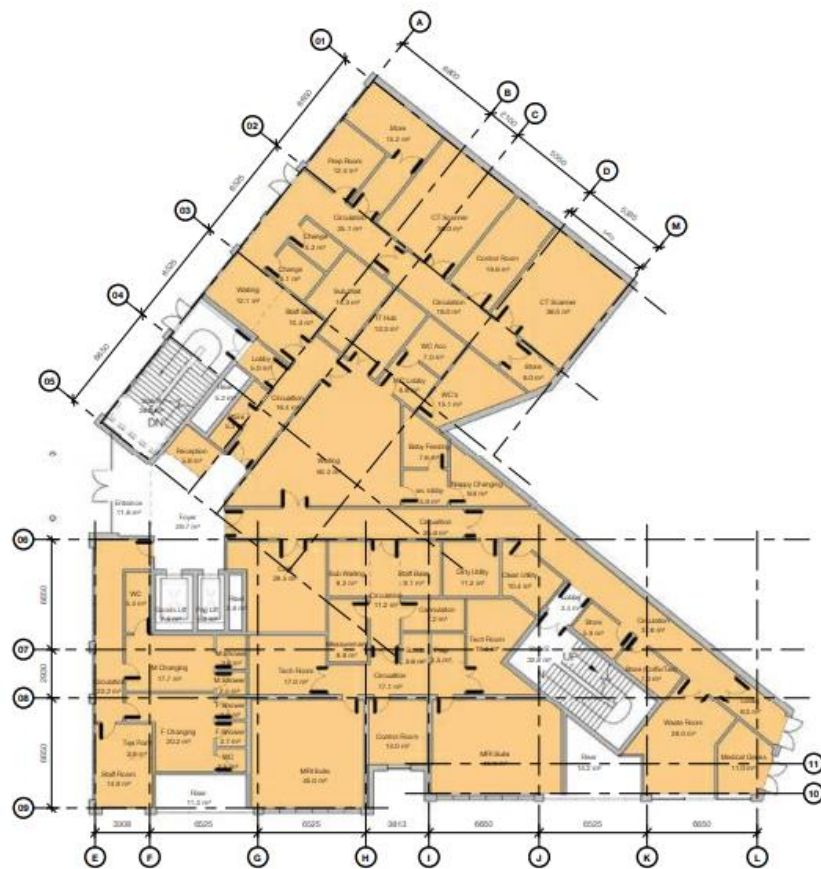
EXTANT PERMISSION



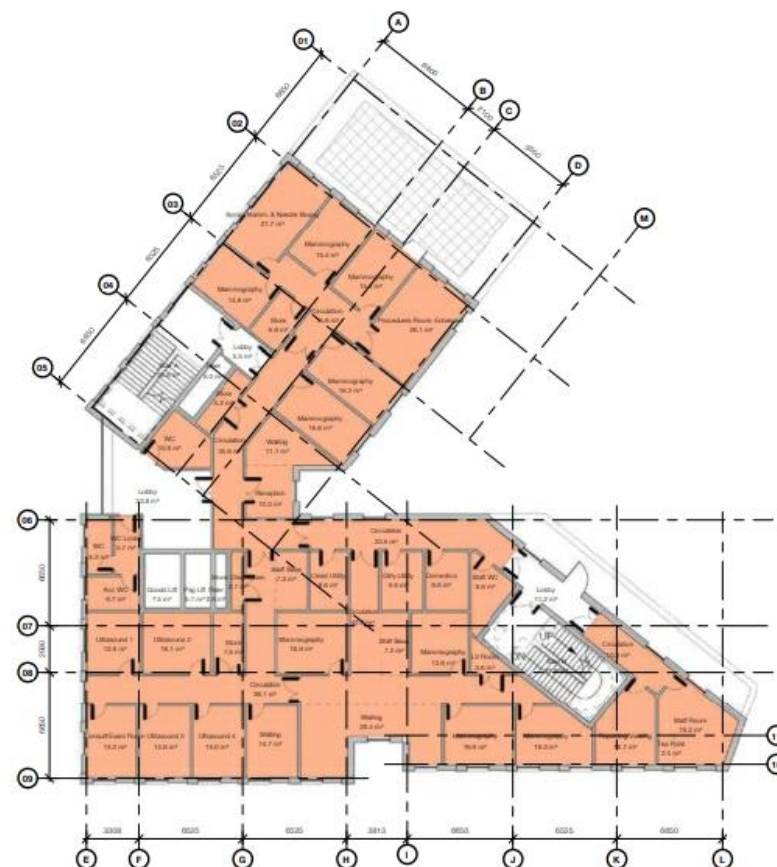
PROPOSED SCHEME - South-west elevation facing Denmark Hill



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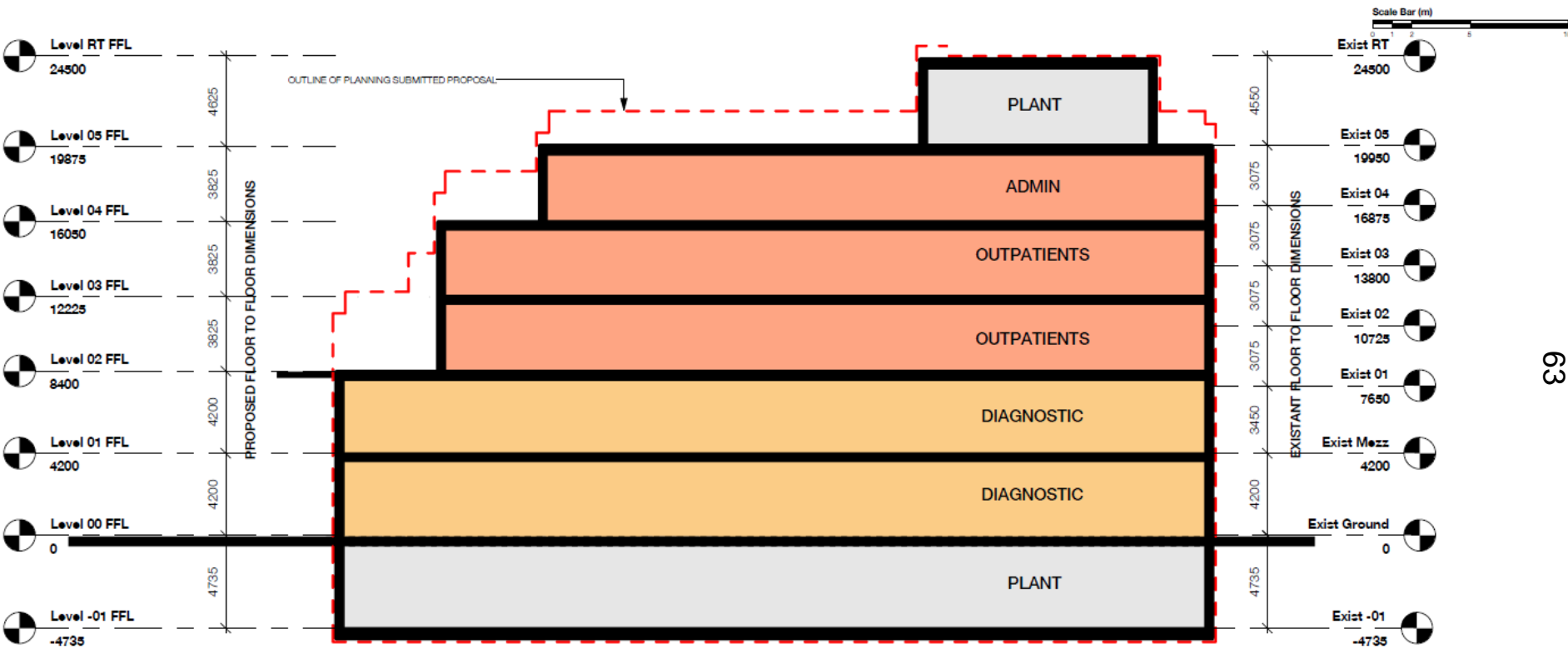


GROUND FLOOR



SECOND FLOOR

COMPARATIVE ELEVATIONS BLOCK C



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PUBLIC CONSULTATION RESPONSES

Total number of representations	Support	Neutral	Object
10	3	2	5

SUMMARY OF OBJECTIONS

766 consultation letters were sent across two rounds of consultation. In total 3 objections were received.

- The development would result in a harmful loss of daylight and sunlight to nearby residents
- Loss of privacy / view and overlooking from the proposal.
- Out of keeping with the character of the area
- Development is too high
- Loss of local businesses
- Highways and transport impact
- Overdevelopment

LAND USE

<u>Land use</u>	<u>Existing GIA sqm</u>	<u>Proposed GIA sqm</u>	<u>Net difference GIA sqm</u>
Class E/B8 (industry/office /warehouse)	4,847	675 (Block A)	- 4,172
Class E (hospital outpatient)	0	5,540 (Block C)	+5,540
Class C3 (residential)	0	2,073 (Block A) 2,224 (Block B)	+4,297
Total	4,847	6,215	+1,368

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TENURE MIX

Unit Type	Social Rent habitable rooms (units)	Intermediate Rent habitable rooms (units)	Private habitable rooms (units)	Total habitable rooms (units)
1 Bed	0	0	14 (7)	14 (7)
2 Bed	0	9(3)	15 (4)	24 (7)
3 Bed	45 (9)	10 (2)	82 (17)	137 (28)
4 Bed	0	0	6 (1)	6(1)
Total habitable rooms (units)	45 (9)	19 (5)	117 (29)	181 (43)
Percentage of total habitable rooms (units)	25% (20.9%)	10.4% (11.6%)	64.6% (67.4%)	100% (100%)

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WHEELCHAIR UNIT MIX

Wheelchair Unit Type	Social Rent wheelchair habitable rooms (units)	Intermediate wheelchair habitable rooms (units)	Private wheelchair habitable rooms (units)	Total wheelchair habitable rooms (units)
1 Bed	0	0	8 (4)	8 (4)
2 Bed	4(1)	0	4 (1)	6 (2)
3 Bed	0	0	0	0
Total wheelchair habitable rooms (units)	4 (1)	0	12 (5)	16 (6)

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PLAYSPACE REQUIRED

Age Groups	Number (percentage) of children	Area of play space required	Area of play space provided
Under 5	11 (39%)	110 square metres	245 square metres
5 to 11	9 (32%)	92 square metres	(shared with above)
Over 11	8 (29%)	81 square metres	93 square metres
Total	28 (100%)	283 square metres	338 square metres

Note: Calculated using the GLA Playspace Methodology.

PROPOSED AMENITY SPACE

Type of space	Policy requirement (sqm)	Proposed (sqm)	Difference (+/-) (sqm)
Private amenity space	10 per unit - any shortfall in 1 and 2 bed units to be added to the communal provision	<u>Block A</u> Between 10-31sqm per unit <u>Block B</u> Between 6 and 59sqm per unit	Total + 750sqm <u>Block A</u> Policy compliant <u>Block B</u> -12sqm shortfall in private amenity space made up through communal provision.
Communal amenity space	50 per development + any shortfall of private amenity space (50sqm communal provision generally applied per block rather than per development). <u>Block A</u> 50sqm <u>Block B</u> 62 sqm (50 sqm + 12 sqm shortfall of private amenity space)	<u>Block A</u> 27sqm next to block B plus access to communal space at the rear of Block A <u>Block B</u> 62sqm	Total +89sqm <u>Block A</u> -23sqm <u>Block B</u> Policy compliant

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ENERGY EFFICIENCY MEASURES

The proposal would implement energy strategies to secure a 45% overall carbon emissions a over the Building Regulations 2013. This would be based on 18% saving in energy demand (be lean) and a 27% saving from renewable energy (be green):

1. Reduce energy demand (be lean);

- **Energy-efficient building fabric and insulation to all heat loss floors, walls and roofs.**
- **High-efficiency double-glazed windows throughout.**
- **Quality of build will be confirmed by achieving good airtightness results throughout.**
- **Efficient-building services including high-efficiency heating systems.**
- **Low-energy lighting throughout the building.**

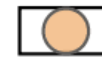
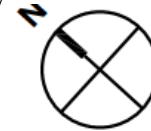
2. Communal heating/cooling (be clean);

- **No reductions will be achieved through Be Clean methods**

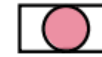
3. Renewable technologies (be green).

- **Air Source heat pumps on the roof.**

URBAN GREENING FACTOR



Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.



Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.



Flower-rich perennial planting



Hedges (line of mature shrubs one or two shrubs wide)



Species rich grassland



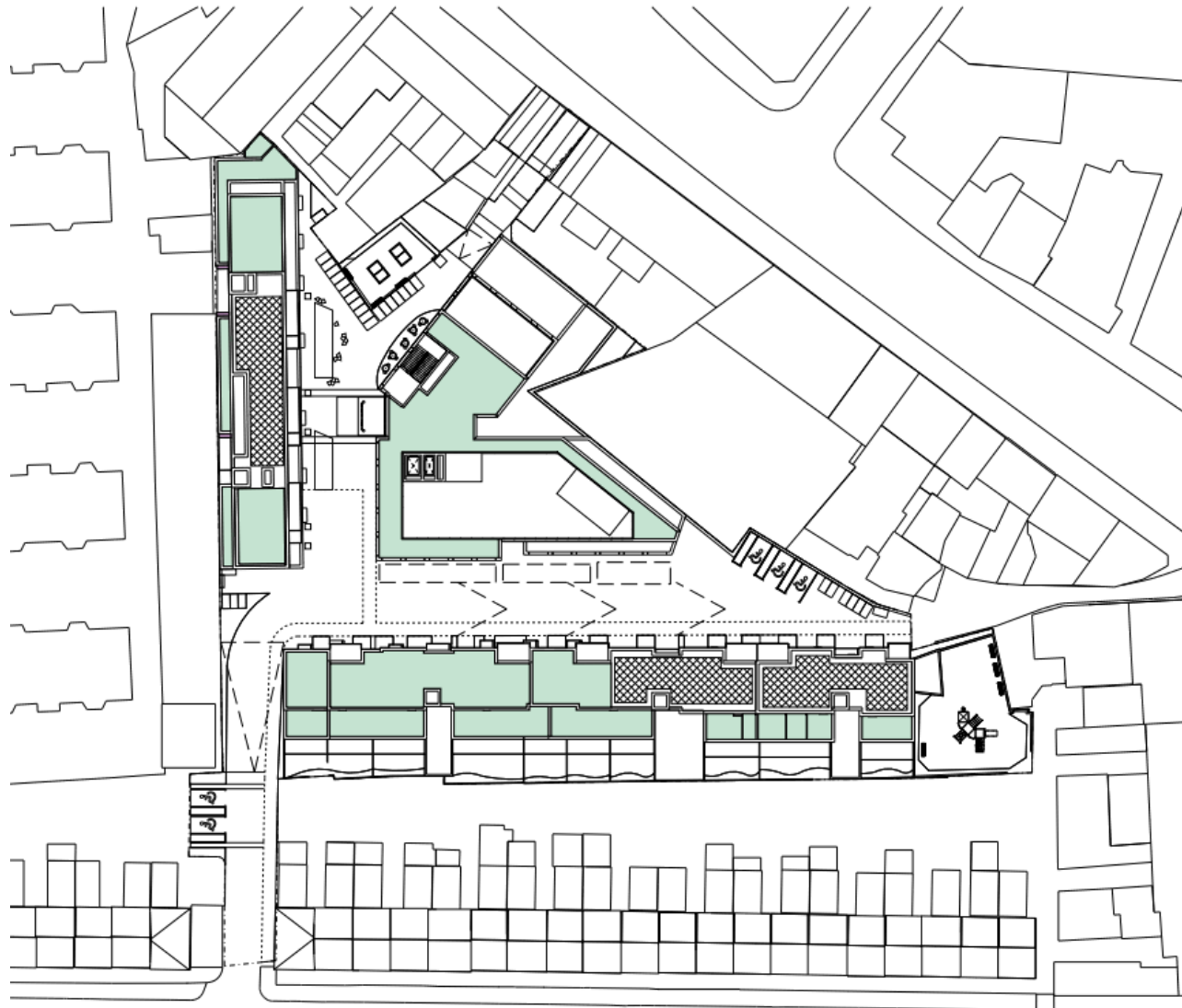
Amenity grassland (species-poor, regularly mown lawn)



Rain gardens and other vegetated sustainable drainage elements

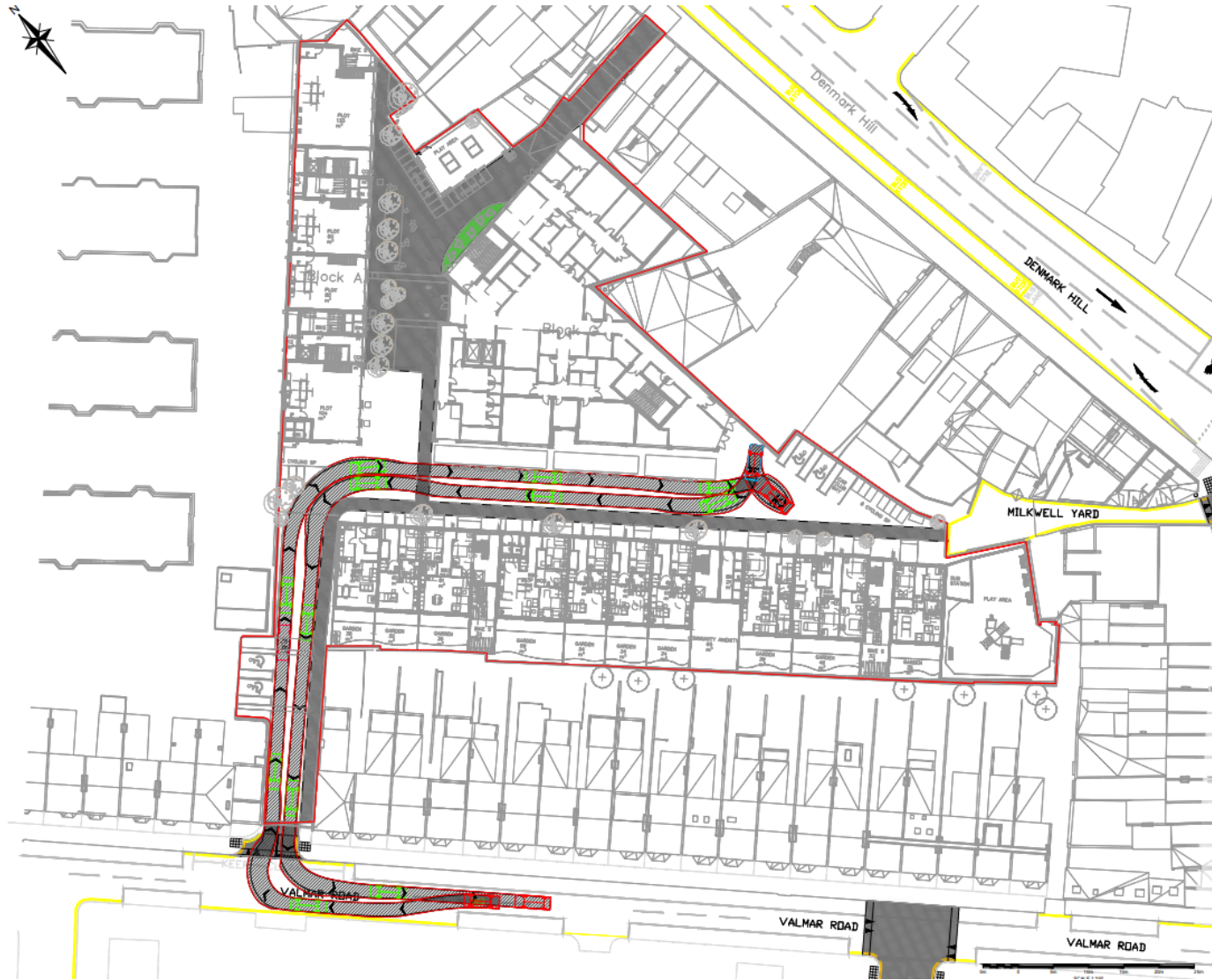
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URBAN GREENING FACTOR

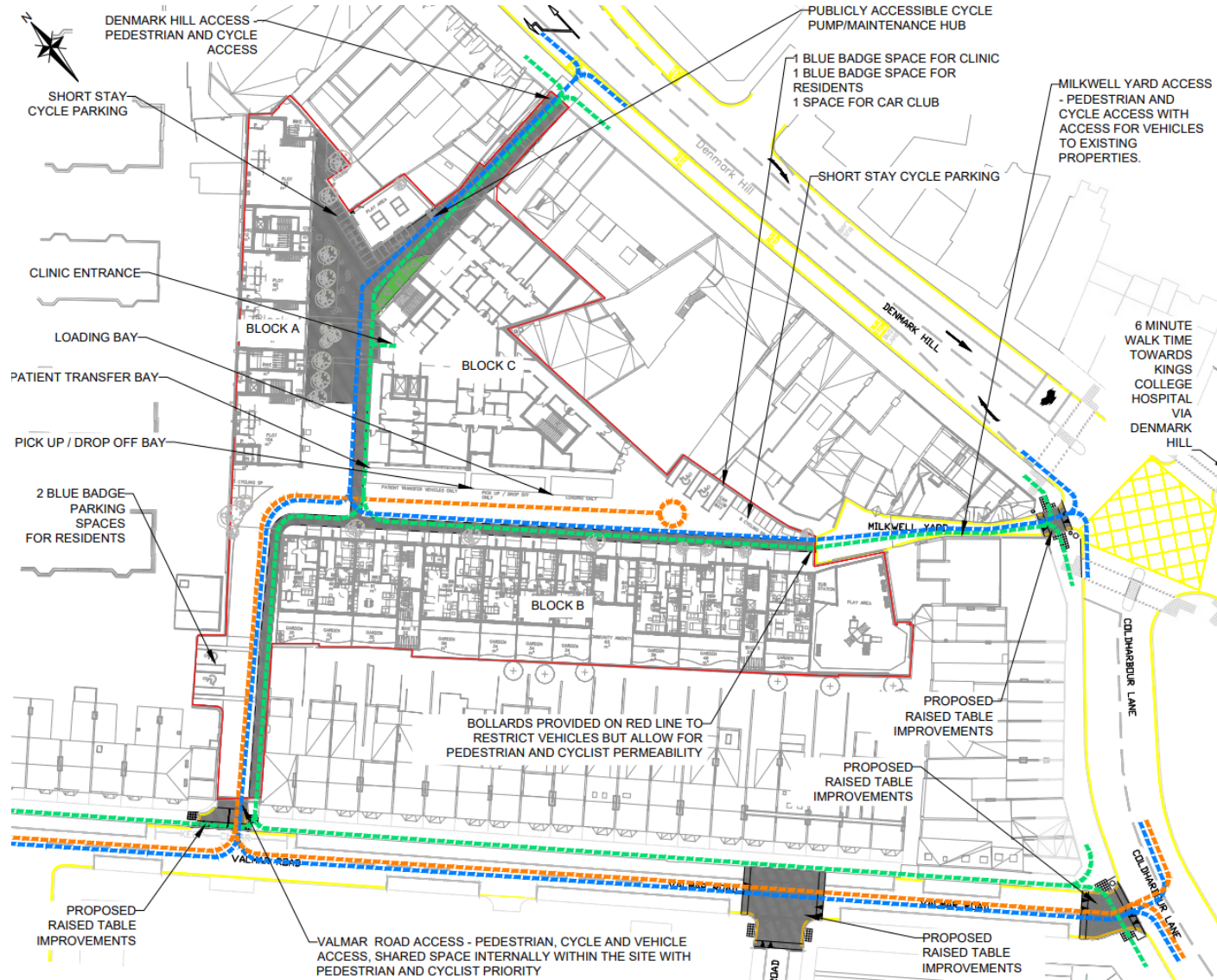


Intensive green roof or vegetation over structure.
Substrate minimum settled depth of 150mm.

SWEPT PATH ANALYSIS



VEHICULAR ACCESS



OTHER ENVIRONMENTAL CONSIDERATIONS

	Existing	Proposed	Change +/-
Urban Greening Factor	N/A	0.31	+0.31
Greenfield Run Off Rate	N/A	4.7l/s	4.7 l/s
Green/Brown Roofs	0 sqm	+1080 sqm	+1080sqm
EVCPS (on site)	0	+5	+5
Cycle parking spaces		+183 <u>Block A</u> 42 long-stay and 4 short-stay <u>Block B</u> 53 long-stay and 1 short-stay <u>Block C</u> 31 long-stay and 52 short-stay	+183

CONCLUSION

