

# Planning Committee (Major Applications) A

Tuesday 28 November 2023

6.30 pm

Ground Floor Meeting Room G01 - 160 Tooley Street, London SE1 2QH

## Supplemental Agenda No. 1

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Date: 28 November 2023

<b>Item No:</b> 6.1	<b>Classification:</b> Open	<b>Date:</b> 28 November 2023	<b>Meeting Name:</b> Planning Committee (Major Applications) A
<b>Report title:</b>		<b>Addendum report</b> Late observations and further information	
<b>Ward(s) or groups affected:</b>		Old Kent Road	
<b>From:</b>		Director of Planning and Growth	

## PURPOSE

1. To advise members of clarifications, corrections, consultation responses and further information received in respect of the following items 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 stated recommendation.

## RECOMMENDATION

2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

## FACTORS FOR CONSIDERATION

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

### **ITEM 6.1: 23/AP/0582 for: Full Planning Application – DAISY BUSINESS PARK, 19-35 SYLVAN GROVE, LONDON SE15 1PD**

#### **Additional consultation responses from local residents and GLA/TfL**

4. One further letter of objection has been received from the Ledbury Tenants and Residents Association. In summary it states that the revised plans have increased the number of student properties to the detriment of the social housing properties which Southwark so badly needs.
5. The GLA and TfL have reiterated their stage 1 comments. The applicant has responded today and officers will comment orally at the meeting.

#### **Corrections and clarifications on the main report**

**Planning Summary Table, Paragraphs 7, 8, 11, 36, 168, 211, 241, 284, 293, 306, 363, 371, 380, 380, 414:**

6. Existing job numbers are unknown. The applicant advises that by using standard employment densities (12-47 sqm per person) it is estimated between 41 and 163 FTE jobs. Using the same employment densities, the proposal would generate between 42 and 167 FTE jobs. This would be in addition to the 7 FTE jobs for the PBSA, giving a net increase of up to eleven FTE jobs and the estimated 100 construction jobs.
7. The applicant is proposing to plant 43 trees at ground floor level and terrace level.

### **Paragraph 7:**

The image below OKR18 should be deleted from the report. It is the previous masterplan within the previous iteration of the OKR AAP and has been upgraded and is within the report at paragraph 8.

### **Paragraph 8:**

8. Typo: west and not east.

### **Paragraphs 11:**

9. The quantum of commercial floorspace is 1991sqm rather than 1983sqm.

### **Paragraphs 36:**

10. The applicant has submitted a nighttime ATZ which has been reviewed by your officers and will be reported orally at the meeting.

### **Paragraphs 168:**

11. The proposed tower building would be 1.7 metres taller than the consented tower building.

### **Paragraph 211:**

12. The view is only of the approved scheme and does not include the Devonshire Place scheme.

### **Paragraph 241:**

13. The applicant advises that an additional 29 student rooms could be designed to meet wheelchair standards to exceed the 10% figure should demand arise.

### **Paragraph 284:**

14. The playspace image is that from the approved scheme. The proposed playspace image is included within the members pack.

**Paragraph 293:**

15. To be deleted as there is no shared core with there being 100% social rented housing within the smaller block.

**Paragraphs 306:**

16. The site is located outside the town centre.

**Paragraph 363:**

17. The Table showing the zero carbon shortfall should read 60.4 tonnes for the total regulated emissions.

**Paragraph 371**

18. The sentence is to be completed by the insertion “has been identified”.

**Paragraph 380:**

19. The student accommodation has a cool slab at floors 04-08.

**Paragraph 414:**

20. The term for the Affordable Workspace is 30 years as stated earlier in the report at paragraph 393 to meet the Council’s adopted standards and not 15 years. The applicant has agreed to make an off-site public open space contribution of £113,570.

**Conclusion of the Director of Planning and Growth**

21. Having taken into account the additional consultation responses and other additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions within the main report and completion of a s106 agreement.

**REASON FOR URGENCY**

22. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Planning Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting.

## REASON FOR LATENESS

23. The new information and corrections to the main reports and recommendations have been noted and/or received since the committee agenda was printed. They all relate to items on the agenda and members should be aware of the comments made.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files 23/AP/0582	Environment Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

# Welcome to Southwark Planning Committee A (Majors Applications)

## MAIN ITEMS OF BUSINESS

Item 6.1 - 19-35 Sylvan Grove, London, Southwark, SE15



Councillor Richard Livingstone  
(Chair)



Councillor Kath Whittam  
(Vice Chair)



Councillor Cleo Soanes



Councillor Reginald Popoola



Councillor Nick Johnson



Councillor Sarah King



Councillor Sam Dalton



Southwark Free  
Wi-Fi Password  
**Fr33Wifi!**

## Item 6.1

**23/AP/0582**

**Daisy Business Park, 19-35 Sylvan Grove, London, SE15 1PD**

Redevelopment to provide a mixed use development comprising student accommodation (Sui Generis) 688 student rooms, residential accommodation, comprising 17 x 3 bed flats, 6 x 4 bed flats all of which would be social rented affordable and equate to 14% habitable rooms on site (Use Class C3), 68 sqm community floor space (Use Class F2) and 1,991 sqm replacement commercial workspace (Use Class E(g)) within two buildings of up to 7 storeys and basement and 34 storeys and basement with associated car and cycle parking, landscaping, public realm and highways improvements.

# Site Location



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# Existing Site

## SITE AREA

0.29 hectares

## BOUNDED BY

**N:** WMF

**E:** Sylvan Grove

**S:** Old Kent Road

**W:** Entrance to WMF

## CURRENT USES

1958 sq.m of **office/studio**  
(Former Class B1)

47 Parking Spaces



Existing



Planning Consented

∞

# Policy Designations

The site is within:

- OKRD Opportunity Area;
- OKRD Area Vision (AV.13);
- Draft OKRD AAP 2020, OKR 18/NSP 69;
- Flood Zone 3 (in an area benefitting from flood defences);
- Air Quality Management Area;
- CIL Charging Zone 2



# Land use and building typology within the AAP

The site is within:

OKR18, sub area 4 of the OKR AAP

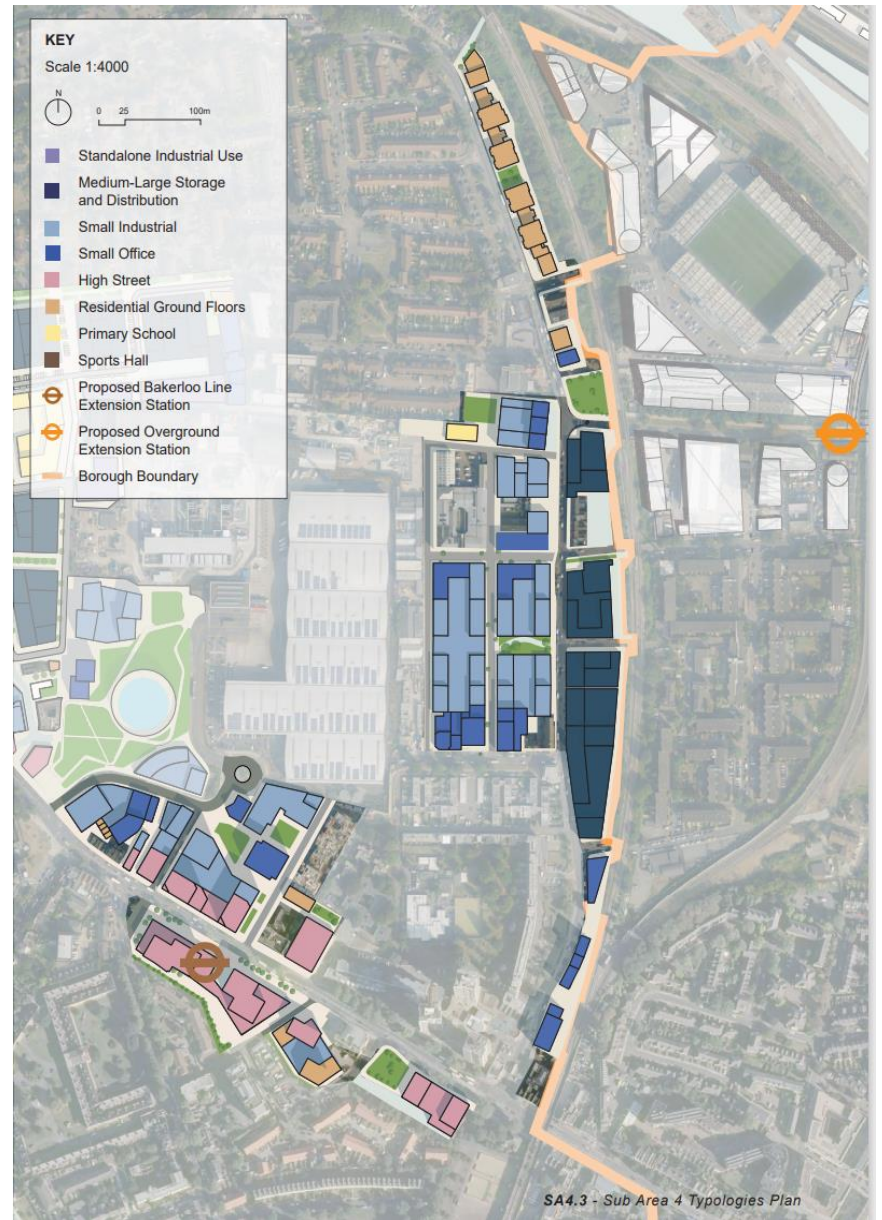
Land use typology is housing located above light industrial workspace.

## Open Space within AAP

The site is identified as creating a new pocket park space on Sylvan Grove.

## Tall buildings within AAP

The site is shown as having a tall located on it.



# Sites under construction or completed within AAP masterplan area 4

Key sites in Sub area 4

Site allocation **4,700 homes**

- (1) Sylvan Grove; 8-24 Sylvan Grove 80 homes 100% AH
- (17) Carpetright 651-657 Old Kent Road, 262 homes 40% AH and 1,500sqm workspace
- (15) 685-695 Old Kent Road; 111 homes 36% AH, 1,000sqm workspace
- (29) KFC 671-679 Old Kent Road; 267 student rooms, 257sqm retail and £2m in lieu contribution.
- (20) Tustin Estate, Phase 1; 167 homes 100% AH
- (25) Aldi Site 840 Old Kent Road; 171 homes, 100% AH, new Aldi store



# Sites under construction or completed within AAP masterplan area

## Key sites in Sub area 4

Site allocation 4,700 homes

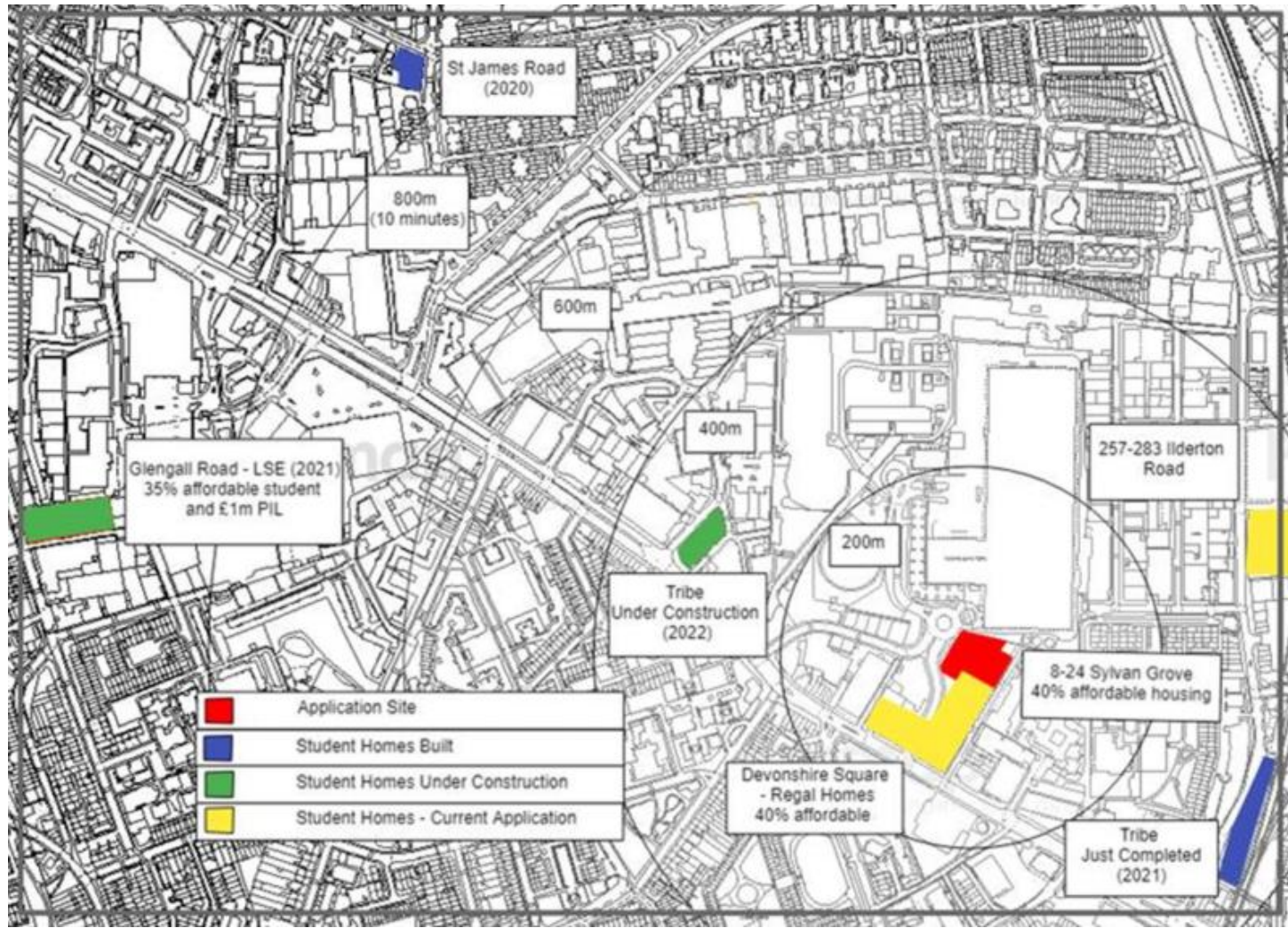
- (14) 313-349 Ilderton Road; 58 homes 35% AH, 250 student rooms and 1,739sqm workspace
- (21) Ledbury Estate Phase 1; 80 homes 75% AH
- (18) 634-636 Old Kent Road 46 homes 36% AH
- (3) 62 Hatcham Road, 86 homes 100% AH, 1800sqm light industrial
- (8) 180 Ilderton Road 84 homes, 72% AH, 2,000sqm light industrial
- (16) 227-255 Ilderton Road, 253 homes, 40% AH, 3,000sqm workspace

Homes total **1398**

Student rooms total 517 equivalent to  
**207 homes (14%)**



# Student schemes in OKR built, approved and subject to planning application



# Overview of the proposal and the previously consented scheme

Proposed USES	
Student	<b>688 bed spaces all direct let</b>
Housing	<b>23 affordable</b>
Commercial E (g)	<b>1,991 sq.m GIA</b>
Affordable workspace	<b>199.1 sq.m GIA</b>
Affordable homes 14% social rent	<b>14% on site</b>
Total residential floorspace	<b>4,380.1 sq.m GIA</b>

Consented USES	
Housing, private/affordable	<b>150 private 59 affordable</b>
Commercial E (g)	2986 sq.m GIA
Affordable workspace	298.6 sq.m GIA
Affordable homes 25 % social rent 10% intermediate	<b>35% on site</b>
Total residential floorspace	sq.m GIA

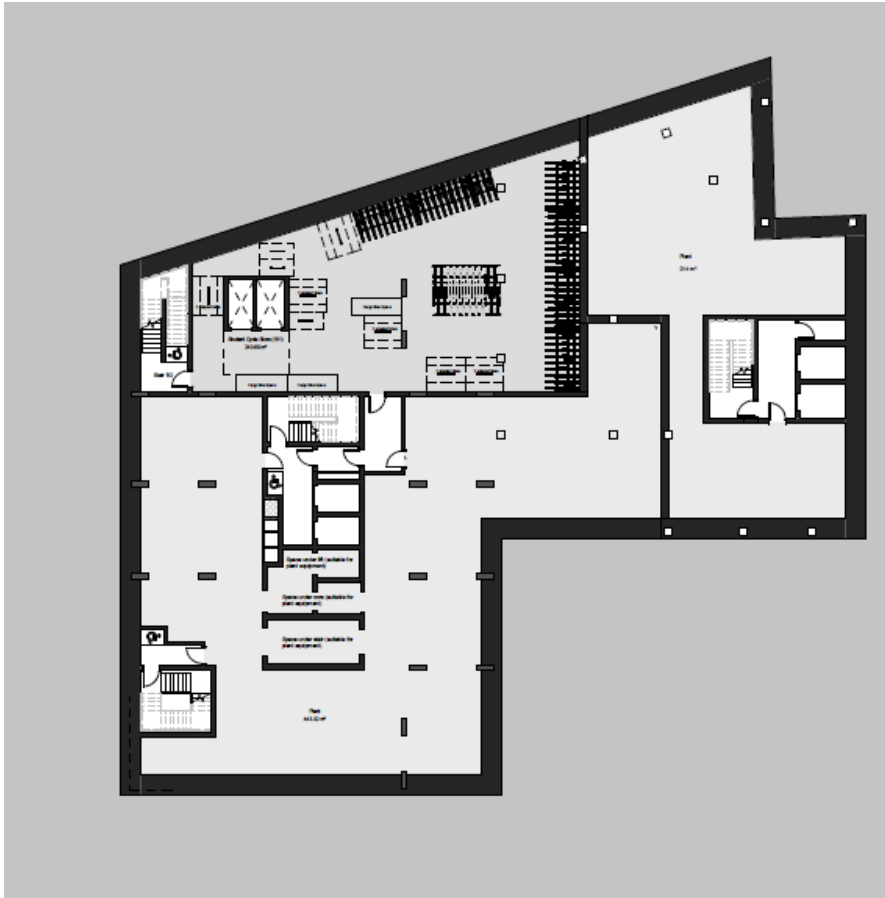
Proposed BUILDING DESIGN	
Height (at max point)	<b>34 storeys (109.5 m AOD) 7 storeys (29m AOD)</b>
Materiality	Red brick, re-constituted stone lintels, terracotta panels

Consented BUILDING DESIGN	
Height (at max point)	<b>32 storeys ( 107.8m AOD) 5 storeys ( 25.6m AOD)</b>
Materiality	Red brick, re-constituted stone lintels, terracotta panels

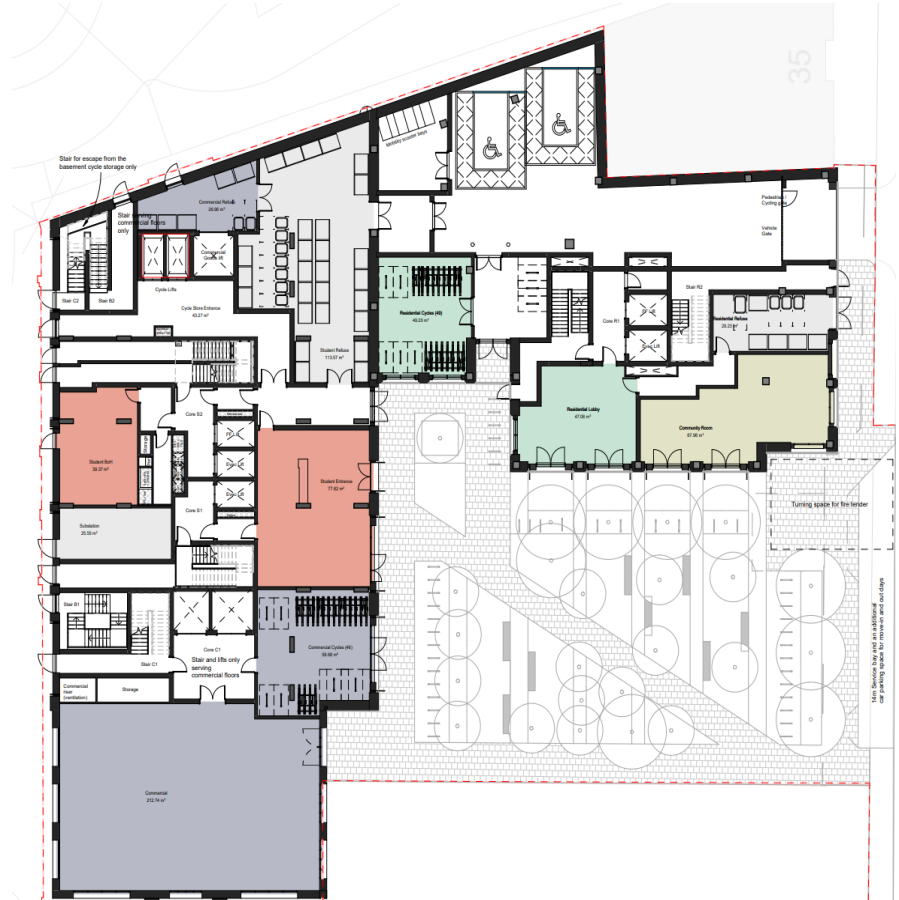
Proposed PUBLIC REALM	
New spaces	<b>New Sylvan Grove Park Space 711sqm</b>
Improved spaces	<b>Sylvan Grove paving and tree planting</b>

Consented PUBLIC REALM	
New spaces	<b>New Sylvan Grove Park Space 700sqm</b>
Improved spaces	<b>Sylvan Grove paving and tree planting</b>

# Internal layout: Proposal



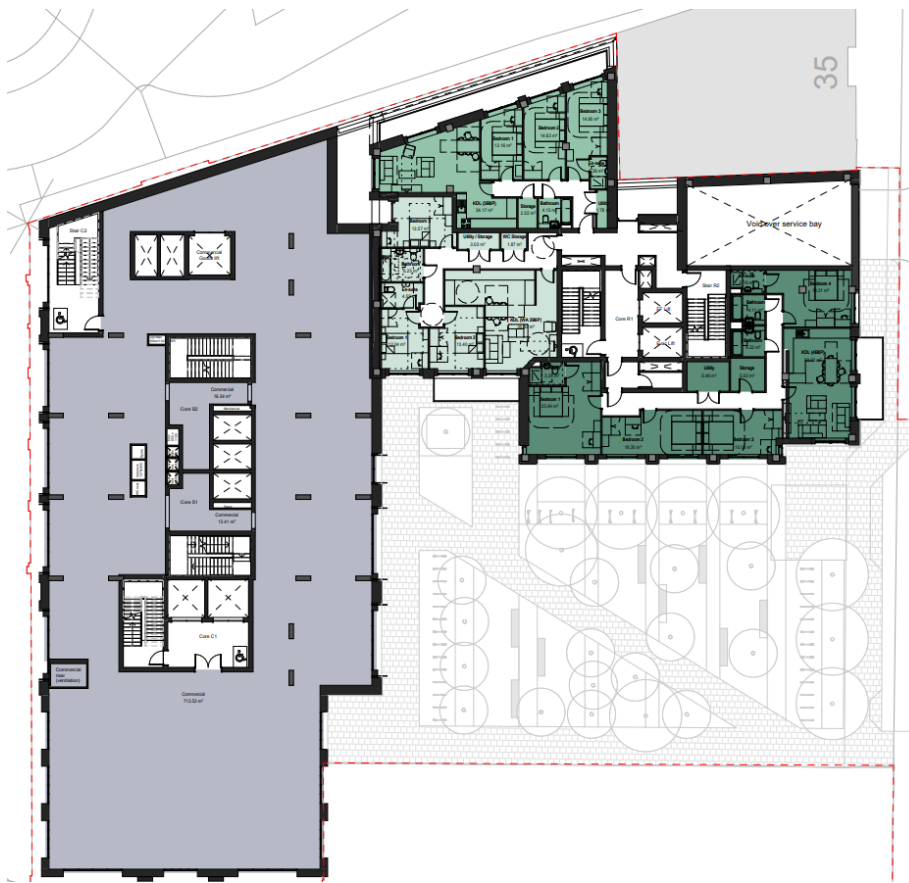
Basement Floor Plan



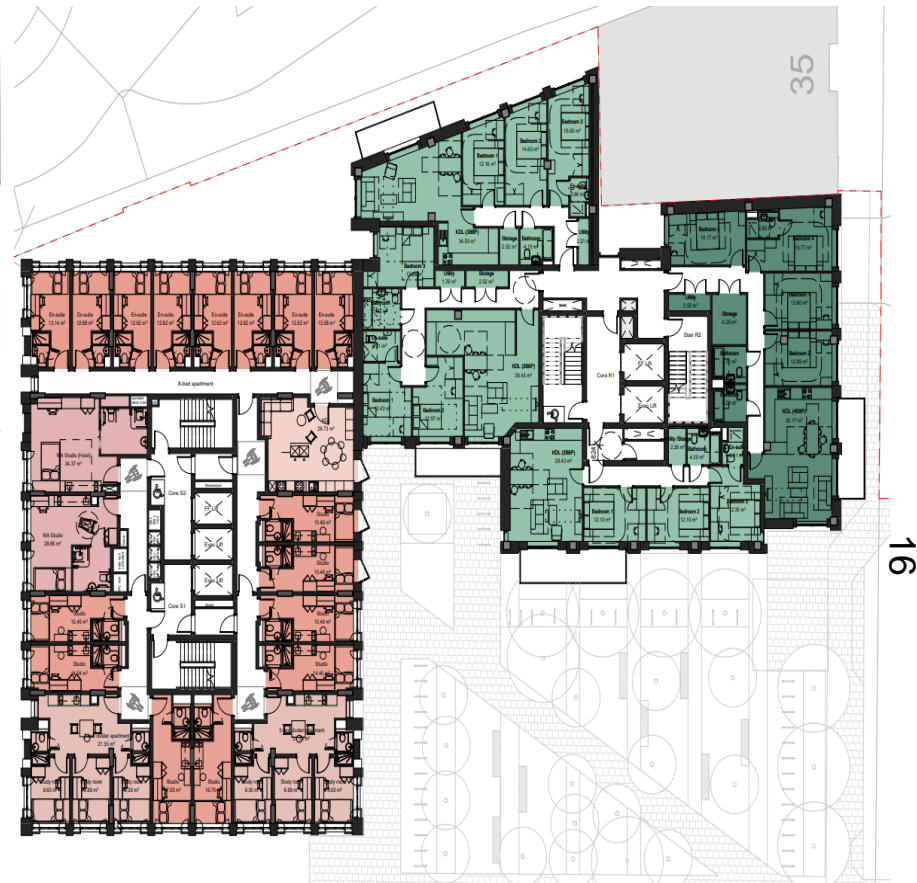
Ground Floor Plan



# Internal layout: Proposal

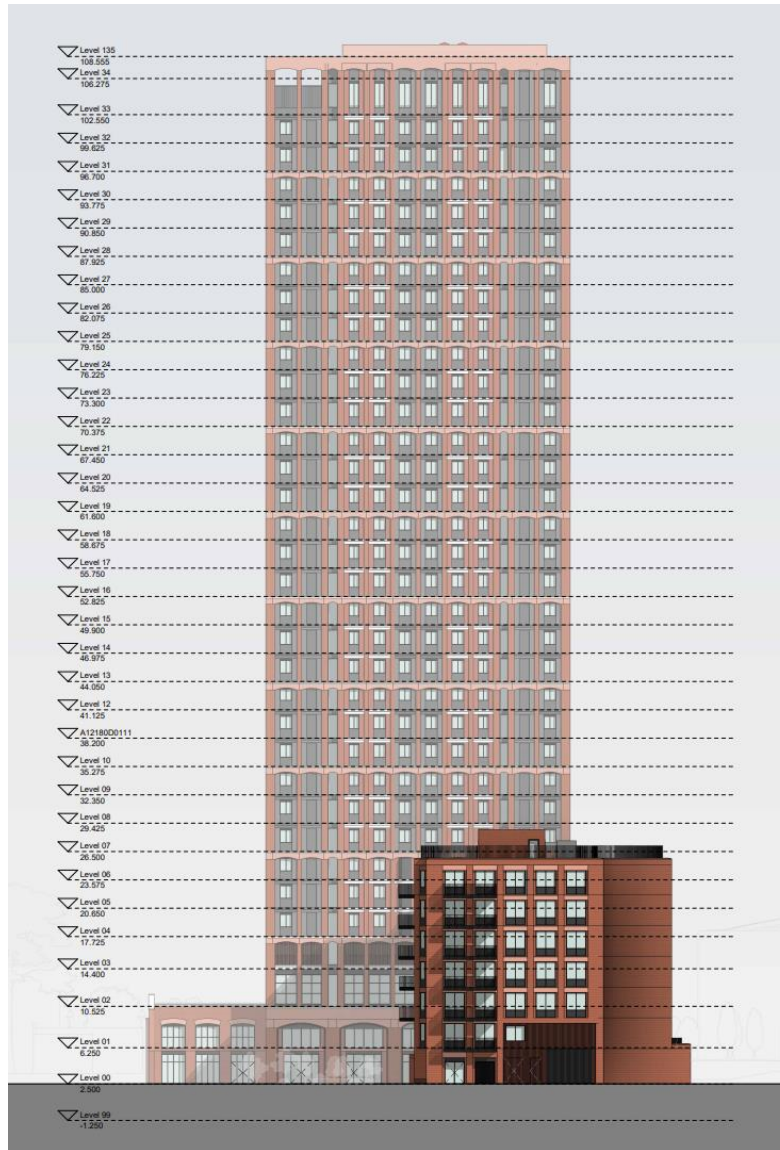


First Floor Plan



Typical upper floor plan

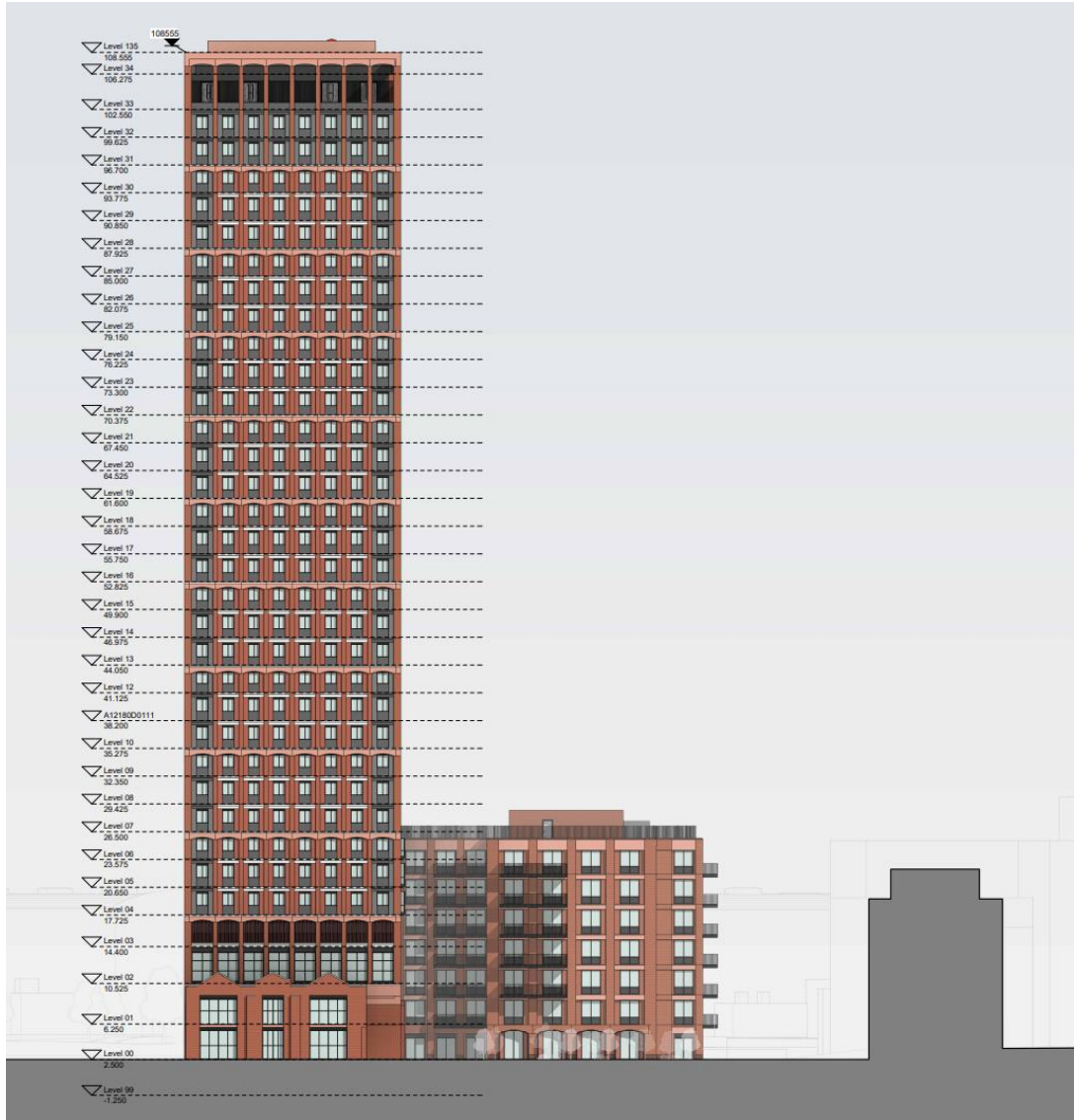
# Proposed East Elevation



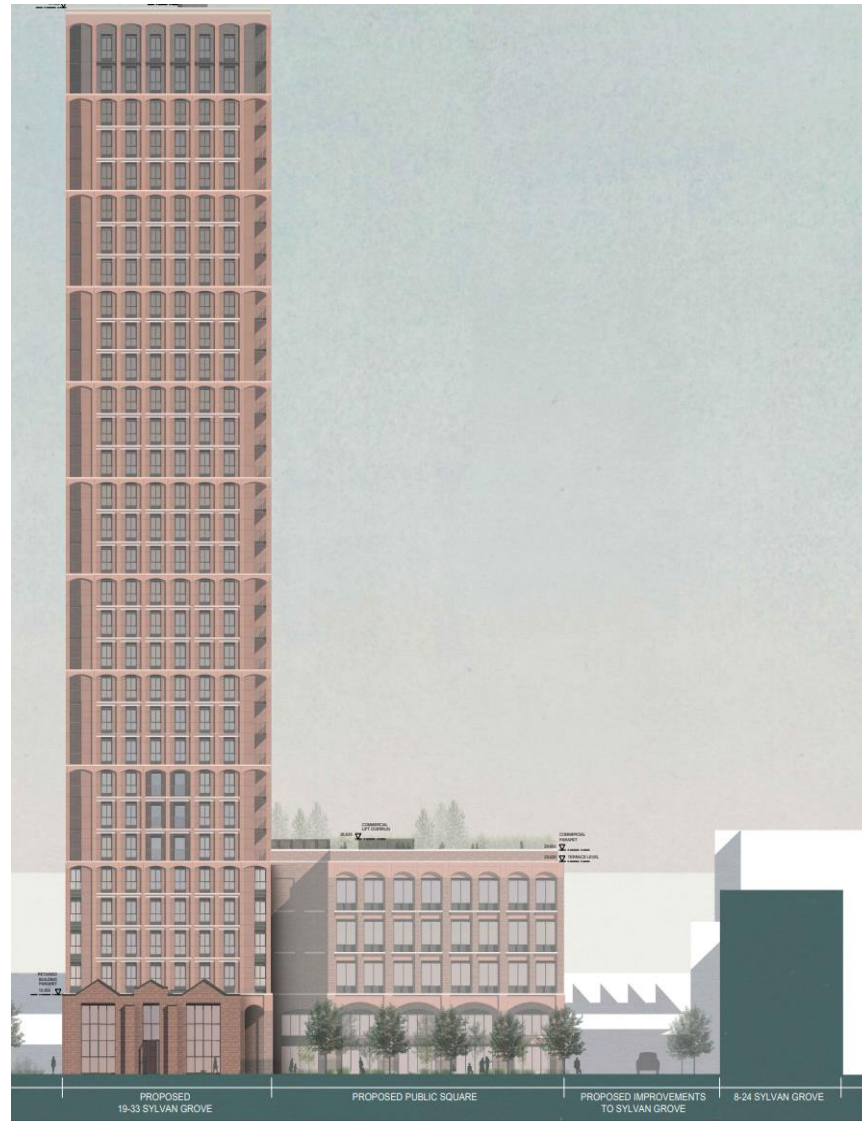
# Approved East Elevation



# Proposed south elevation in context



# Approved south elevation in context



# Proposed Courtyard CGI



# Approved courtyard CGI



# Proposed TVIAs View from Brimmington Park



View 10 Brimmington Park



# Approved TVIAs: View from Brimington Park



# Proposed TVIAs View from Caroline Gardens



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# Approved TVIAs: View from Caroline Gardens

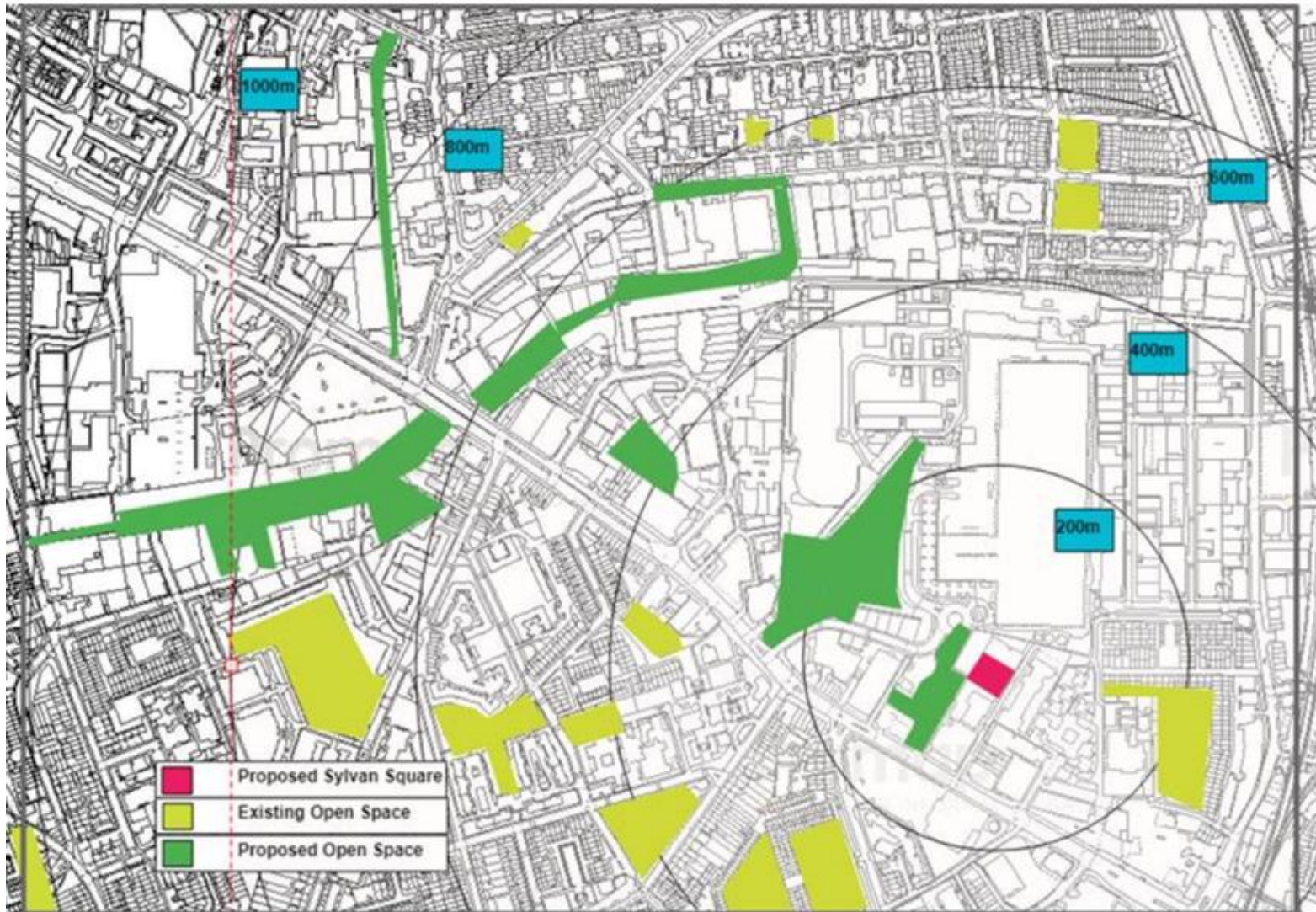


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# AAP Masterplan: Parks and Recreation



# Public Open spaces within LBS 1km of application site



# Open space and amenity

## Approved

	Policy	Proposal
Private Amenity Space (PAS)	2,190 sqm	1,404 sqm
Communal	836 sqm (50 sqm + 786 sqm shortfall PAS 786 sqm)	363 sqm
Playspace	740 sqm	740 sqm
Public Open Space	1,095 sqm	700 sqm

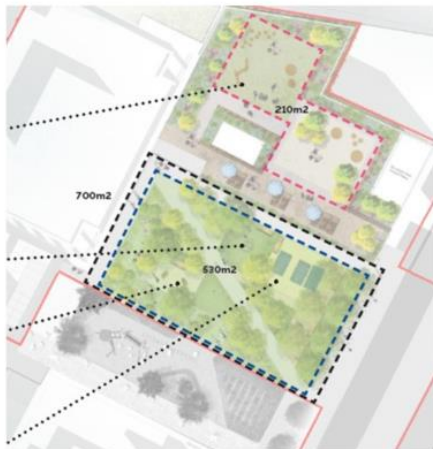
## Proposed

	Policy	Proposal
Private Amenity space	10sqm per 3B+ dwelling (230 sqm)	230 sqm
Communal	50sqm	220 sqm
Playspace	506 sqm	509 sqm
Public Open Space	1,265 sqm	711 sqm

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# Open space and external amenity, communal, playspace: consented scheme

Image: Play space strategy and distribution across the site



- Under 5's doorstep play to roof terrace
- Playable Landscape within garden square for under 5's, 5 - 11.12+ and 16 & 17 year olds
- Overall extent of public realm within the garden square (excluding area under colonnades) - 700m²

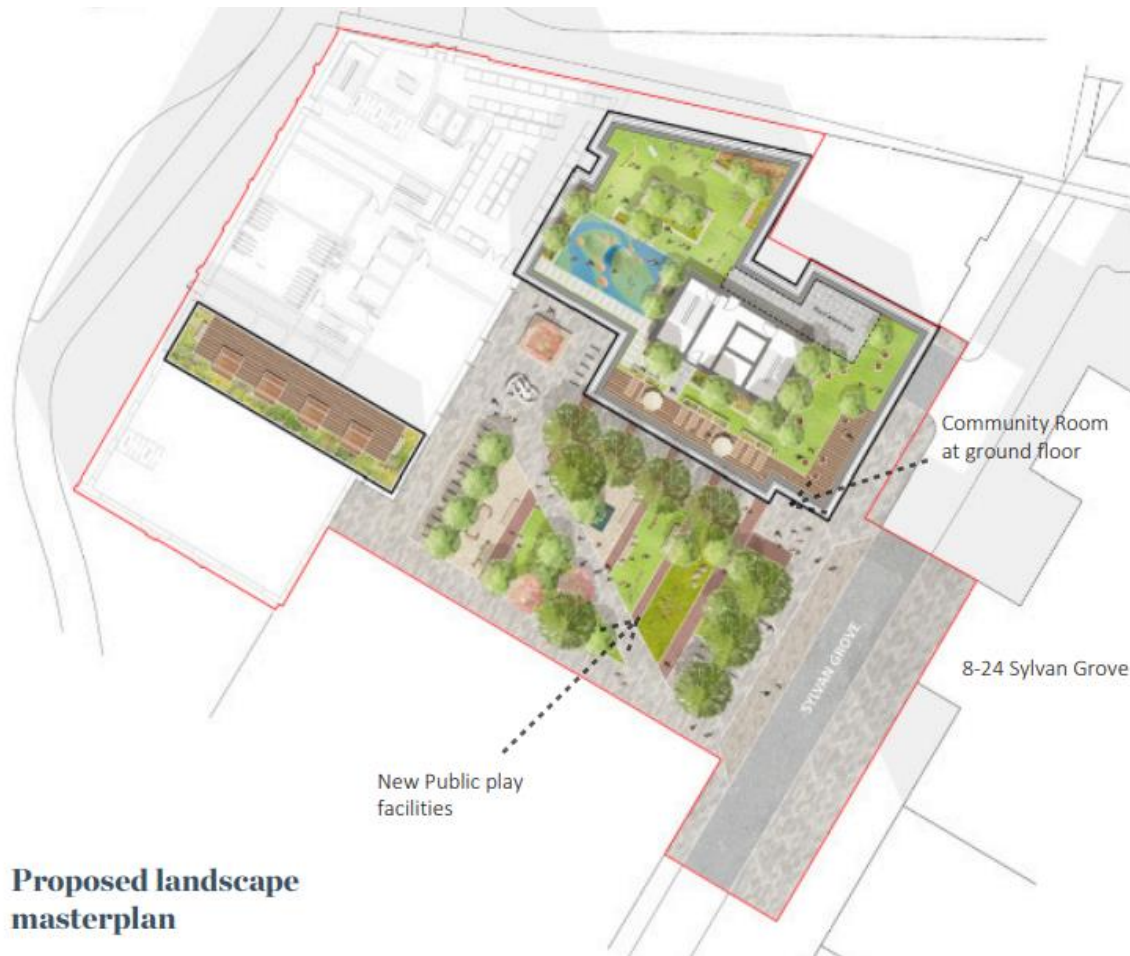
Image: Communal amenity space on roof



Image: Proposed public open space/square (in colour) and the adjoining square in the Devonshire Square development (shaded grey)



# Open space and external amenity, communal, playspace: proposed scheme



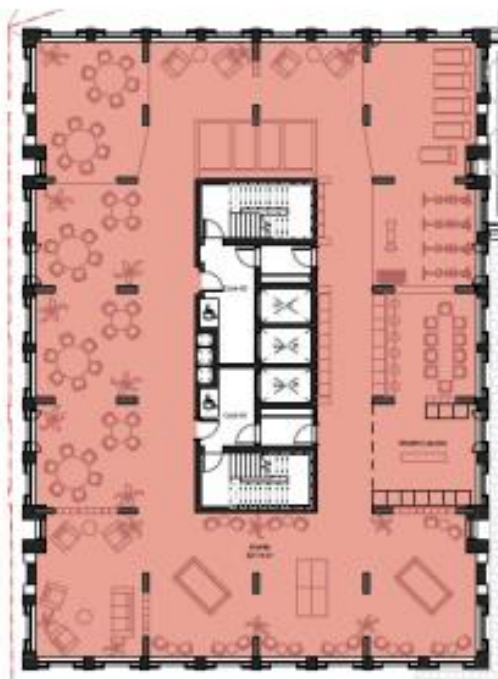


# Playspace: proposed scheme



# Internal amenity space for students: proposed scheme

*Image: PBSA Communal Amenity Space*



32<sup>nd</sup> Floor Plan



33<sup>rd</sup> Floor Plan

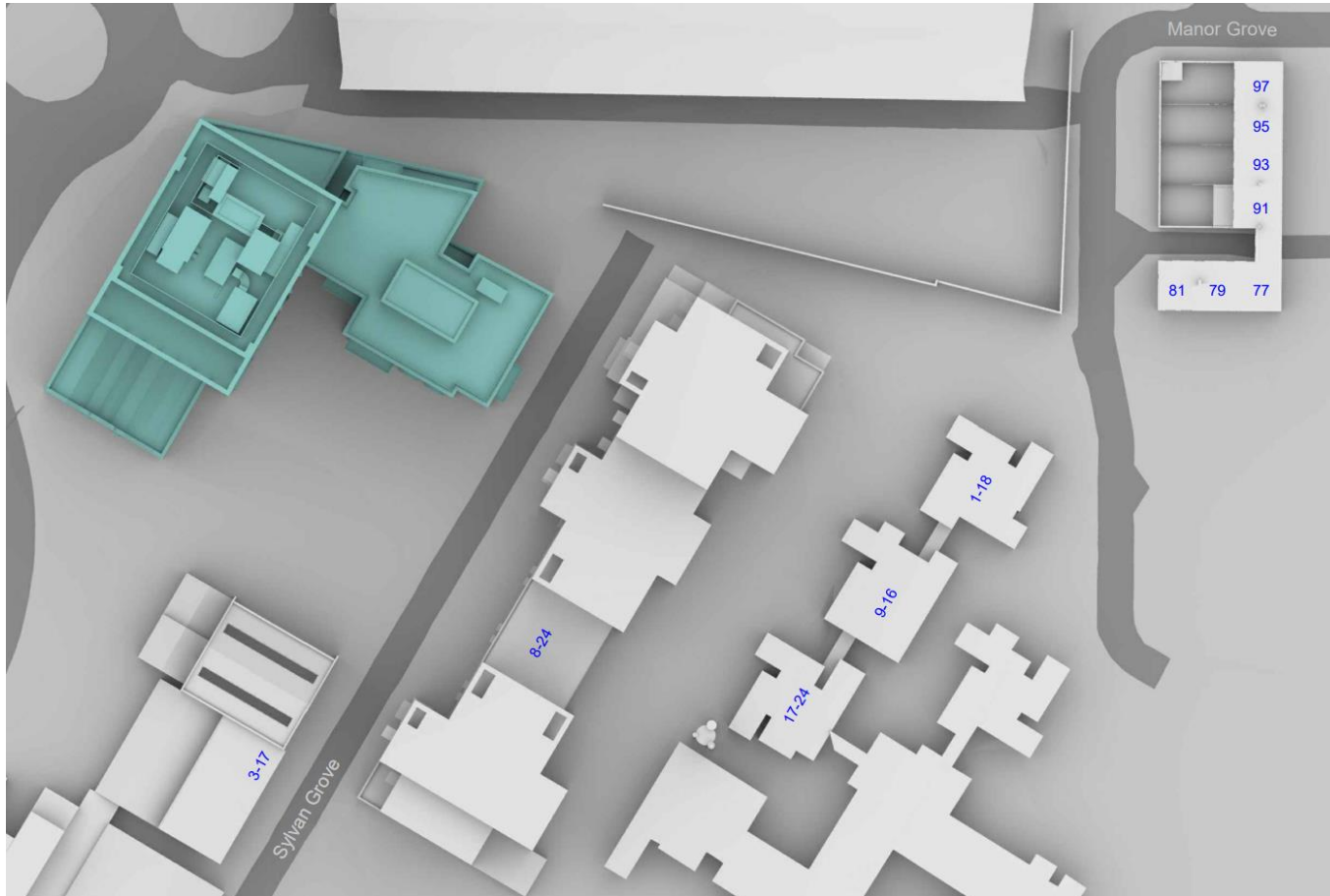
Student contribution to open space £113,570.00

## Daylight sunlight

Broadly similar impacts; Extant scheme is a material consideration.

No material difference between the proposal and the consented scheme.

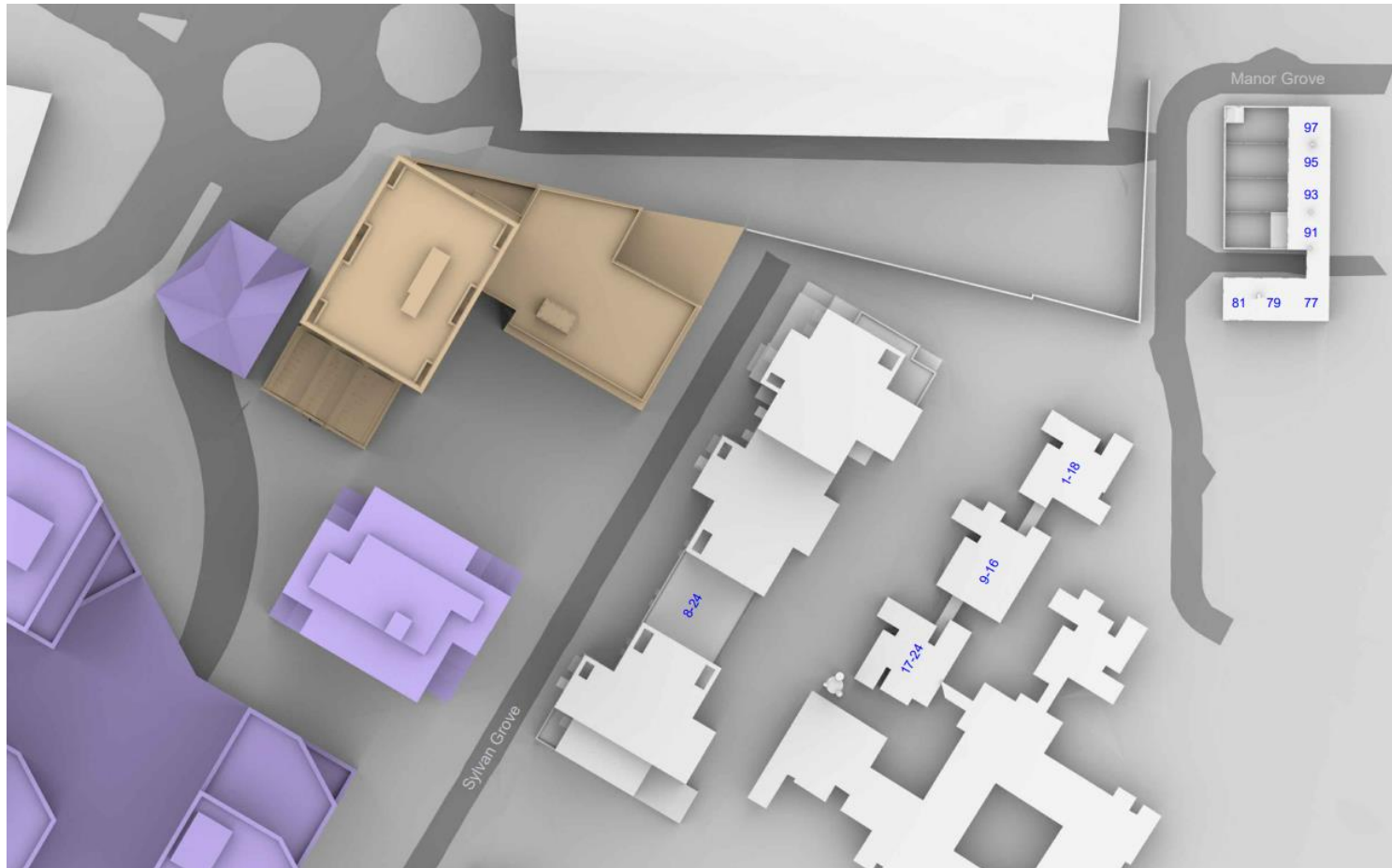
Proposed Plan view.



## Daylight sunlight

Broadly similar impacts; Extant scheme is a material consideration.

No material difference between the proposal and the consented scheme.  
Consented Plan view with Consented Devonshire Place (partial) scheme.



# Daylight Sunlight



Proposed 3D view

# Daylight Sunlight



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Consented 3D view with consented Devonshire Place (partial) scheme

## Affordable Work Space

- 10% provision (199 sqm);
- increase in commercial floor space beyond existing;
- good benefit for scheme and wider area

## Urban Greening Factor

- 0.316 from existing zero on a very constrained site
- Carbon savings 41%

# Public Consultation Responses

## 2 objections 2 support

- Objections (ward councillor and Ledbury Residents Association):  
Lack of policy compliant on-site provision of affordable housing, particularly social rented;
- Policy for proposed commuted sum not designed for developments like subject application;
- The cumulative impact of student accommodation in the Old Kent Road area.
- Support (Tustin Community Association): Affordable housing provision; PIL assist Tustin decant and regeneration;
- New high quality PBSA will free up conventional housing;
- New public spaces;
- New employment opportunities, local economic activity and skills



## CIL and S.106 financial contributions

- CIL £5,320,250.75 (pre-relief); £4,028,099.79 (NET)
- Affordable Housing payment in lieu: £20,200,000.00
- Employment training: £274,650.00
- Open space: £113,570.00
- Archaeology: £11,171.00
- Cycle docking: £19,400.00
- Delivery and Servicing Management Bond: £8,631.00
- Bus services: £680,000.00
- Carbon off-setting £172,254.00
- Greenfield runoff rate £366.00 per cubic metre
- Monitoring fee 2%

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## Conclusion

- Consented scheme: 157 social rented hab rooms and 60 intermediate hab rooms.
- Proposed development: 121 social rented HRs all as large family dwellings 17 x 3B and 6 x 4B.
- Consented scheme did not have any 4 bed dwellings.
- Proposed pocket park and community room provides good amenity for residents on Sylvan Grove.
- Playspace and communal space provision policy compliant.
- Scheme increases commercial use on site and provides affordable workspace.
- Cycle parking quantum policy compliant.
- PIL £20.2m equivalent to 40% affordable at £100k per hab room, which could be spent on council housing projects in the ward.
- Given location and number of student schemes present in the area, the scheme on balance is still considered to deliver a mixed and inclusive neighbourhood.