

Planning Committee (Smaller Applications)

Monday 8 September 2025

7.00 pm

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

Supplemental Agenda No.1

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TABLED ITEMS:

Addendum report and Members pack.

Contact

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Webpage: www.southwark.gov.uk

Date: 8 September 2025

Welcome to Southwark Smaller Applications Planning Committee

8 September 2025

MAIN ITEMS OF BUSINESS

Item 6.1 - 25/AP/1838
Dulwich Sports Club, Giant Arches
Road London SE24 9HP

Item 6.2 - 24/AP/0303
10 Love Walk, London SE5 8AE



Councillor Cleo Soanes (Chair)



Councillor Jane Salmon (Vice Chair)



Councillor Richard Livingstone



Councillor Sabina Emmanuel



Councillor Nick Johnson



Councillor Sam Foster



Councillor David Parton

ITEM 6.1

25/AP/1838 - Dulwich Sports Club, Giant Arches Road London, SE24 9HP

Retention of flood lighting / lamps, on tennis court 1 and replacement of existing flood light poles and flood lighting / lamps, on tennis courts 2 and 3.

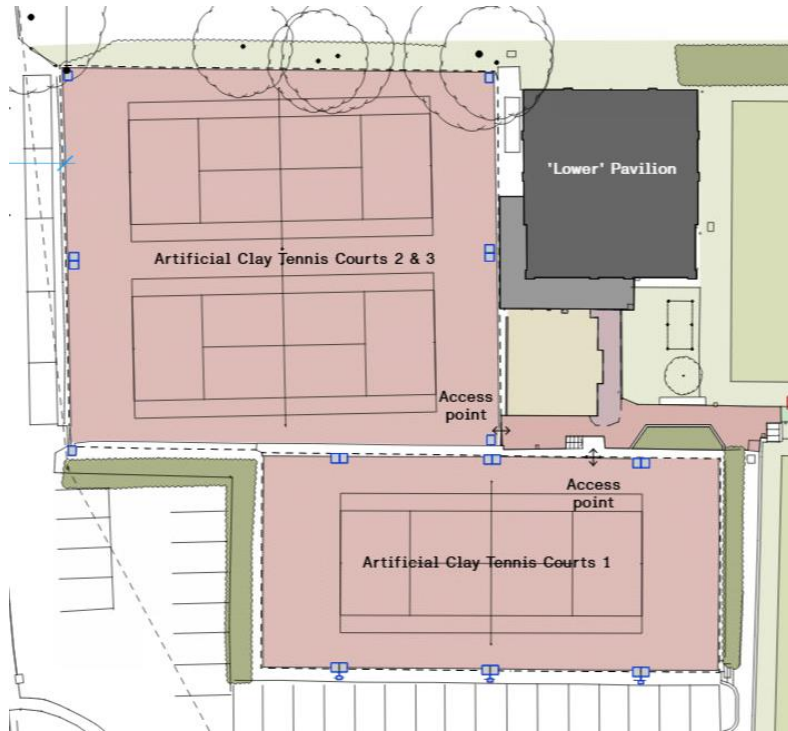
2

Existing site layout plan

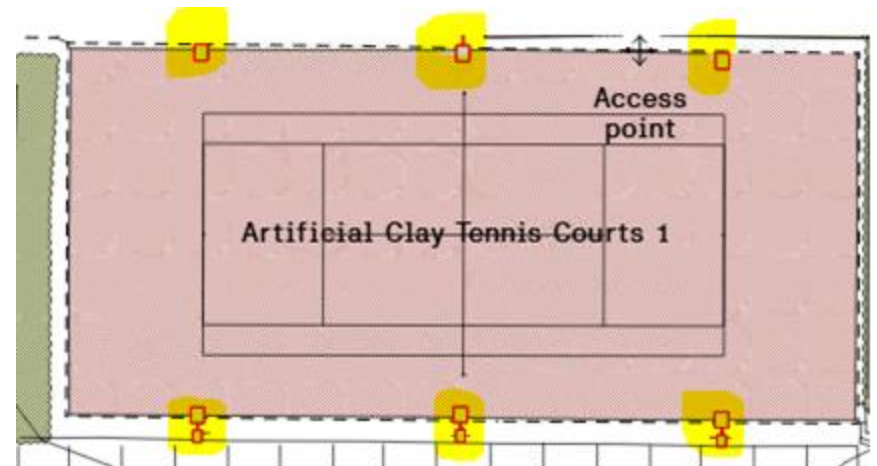


3

Courts 1 to 3

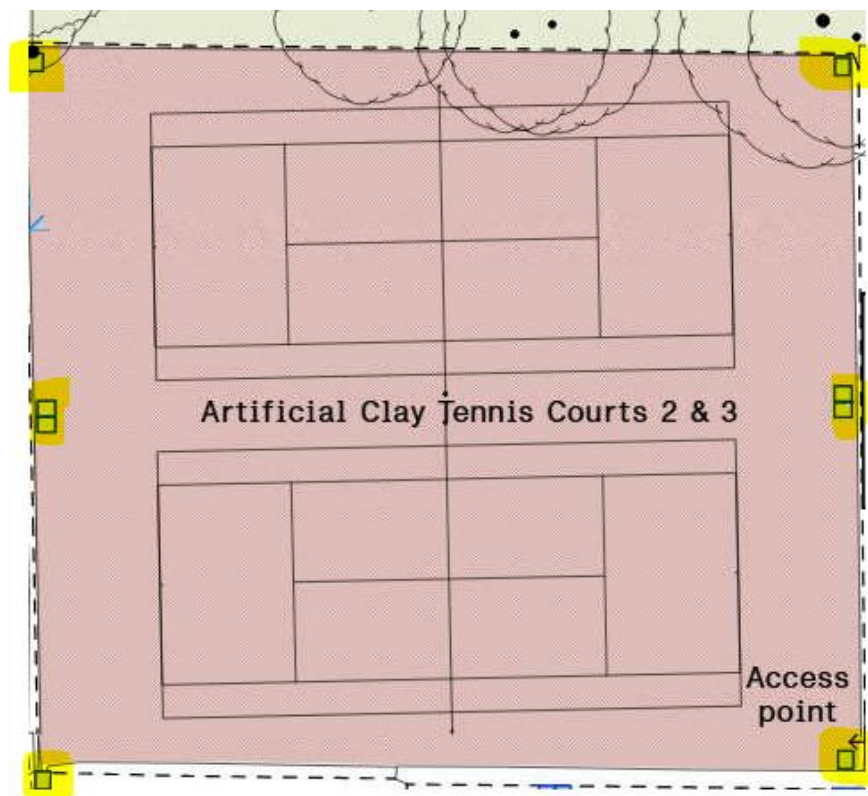


Existing flood light poles on court 1
(to be retained)

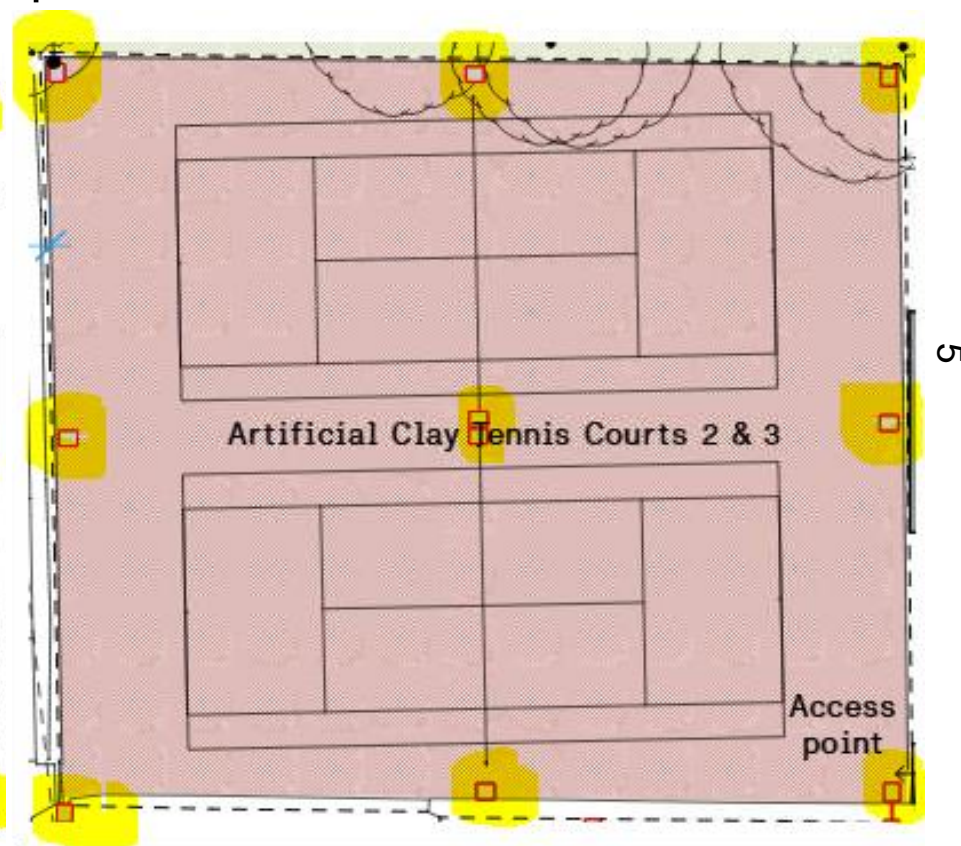


4

Location of existing flood light poles on courts 2 and 3



Location of 9 proposed flood light poles on courts 2



Consultation responses from members of the public and local groups

4 comments have been received in response to neighbour notification, comprising 3 objections and 1 support comment.

The objections raise the following material planning considerations:

Amenity

Noise nuisance

Out of keeping with character of area

Hours of use of floodlighting on courts 1, 2 and 3

The letter of support raised the following material planning considerations:

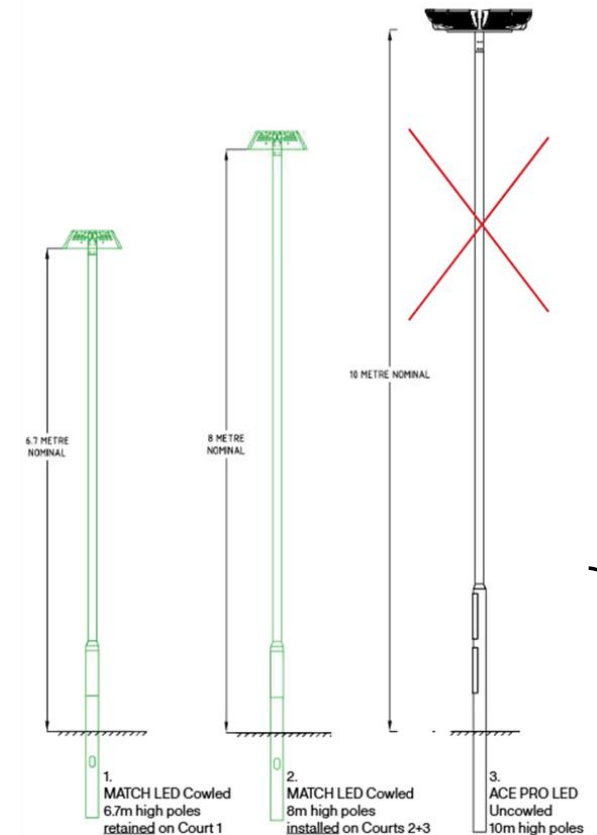
The historic nuisance of glare of the existing floodlights is going to be addressed.

Design

The six 6.7m high poles and flood lighting / lamps on tennis court 1 are appropriate and of a standard and functional design associated with outdoor sports.

The proposed replacement of six existing 10m high flood light poles with nine 8m high flood light poles and flood lighting / lamps on tennis courts 2 and 3 would be similar to the existing lighting / lamps on courts 6 and 7. The proposed lighting columns, albeit increasing from six to nine, would be modest in scale with a very limited footprint and would be an appropriate and functional design associated with outdoor sports.

The 3 existing tennis court are open air facilities and the design of the existing and proposed lighting columns do, and would, represent an appropriate development by not compromising the openness of MOL. Planning officers consider that the proposal would not have an adverse effect on the Dulwich Village Conservation Area or the locally listed railway bridge over Turney Road or the Herne Hill Velodrome.



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

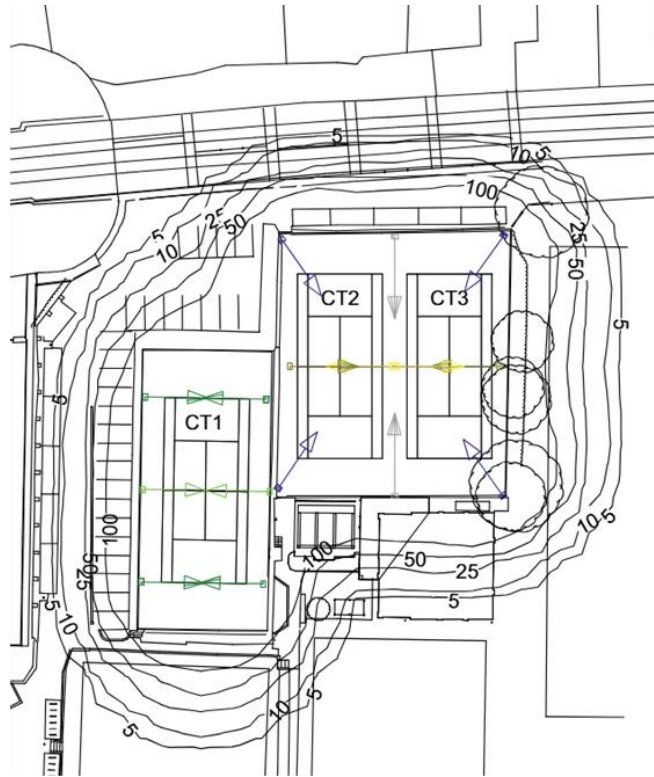
The Dulwich Society and residential properties raised concerns that the proposal would be out of keeping with character of area as the proposed hours of use, from 08:00 to 22:00 hours, of the flood lights would lead to noise nuisance.

The applicant confirmed that existing tennis courts 1,2 and 3 have flood lighting available until 22:00 all year round, as has been the case since 1962.

The applicant advised that play on existing tennis courts is limited to the following: **No lights** before 08:00 hours (so no play in winter before 08:00 hours). Play in summer allowed from 7am (i.e. **no lights allowed** in the early mornings).

The applicant advise hours of operation of the lights would be enforced by their booking system which has an automatic cut-off circuit to turn floodlights off at the end of the latest court booking time i.e.at 22:00 hours.

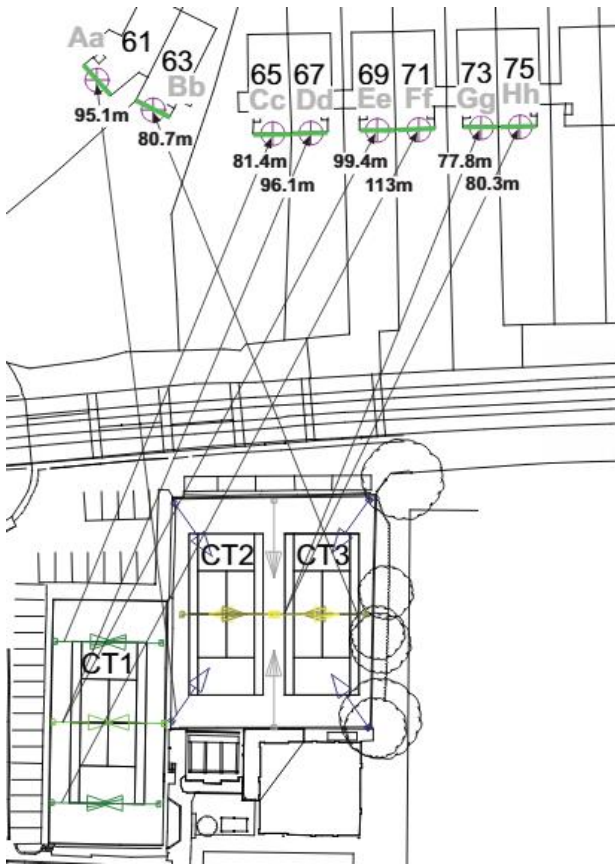
Simulated lighting plots - Vertical Illuminance and Luminous Intensity levels



The vertical Illuminance is at its maximum only would be 0.5% off permitted levels and the luminous Intensity is at its maximum would only 2.5% off permitted

Environmental Protection Team

Satisfied with the lighting assessment report. If the lighting is installed in accordance the design, then there should be no loss of amenity to the adjacent residential properties in Stradella Road. A condition should be placed on any decision notice to limit the hours of use for the floodlights.



Distances between rear of houses along Stradella Road and the flood lights

The proposed flood lights would be approximately 23 metres away from the rear boundary of residential properties along Stradella Road.

Our ecologist initially advised that an ecological assessment advice note is recommended for inclusion with the application. This is due to the close proximity of habitat that is expected to be utilised by protected species including bats. However, upon further consideration our ecologist recommend permission be subject to a **pre-occupation condition** in relation to **details of wildlife friendly lighting**.

Ecologist Wildlife friendly lighting:

Prior to the use of the flood lighting hereby approved, a lighting design strategy for biodiversity shall be submitted to and approved in writing by the local planning authority.

The strategy shall:

- a) identify those areas/features that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. Prior to the new development being first brought into use/occupied a bat friendly Lighting Plan shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act (1981), (as amended), and because bats are known to be active in vicinity of the development site.

CONCLUSION

The proposed flood lights/ lamps would lead to:

- a reduction in light spillage and glare,
- sustainable energy use improvements, and
- fixed cut-off times to ensure that the amenity of neighbouring properties are protected.

The proposal would conform with planning policy and it is therefore recommended that planning permission be granted, subject to conditions – of which the following:

The use of floodlights on courts 1, 2 and 3 hereby approved shall be limited to 08:00-22:00 Monday to Saturday and 08:00 to 20:30 on Sundays and Bank Holidays.

Reason: In the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, in accordance with the National Planning Policy Framework (2024) and Policy P56 (Protection of amenity) of the Southwark

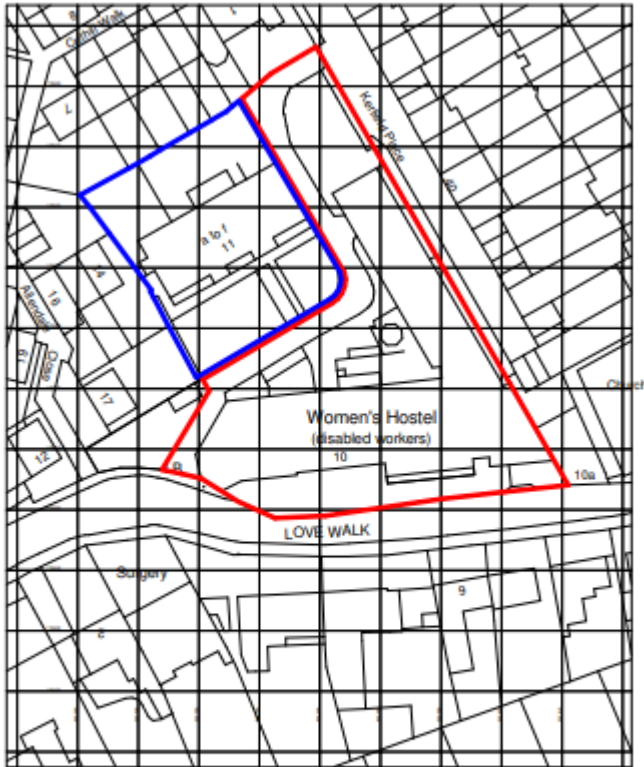
ITEM 6.2

24/AP/0303 - 10 Love Walk, London, SE5 8AE

Demolition of all buildings on site and comprehensive redevelopment to provide a part three and part-four storey (including ground) plus basement new care home (Class C2 - Residential Institutions), including cycle parking, refuse/recycling storage, mechanical and electrical plant, new sub-station, landscaping and green/living walls, amenity areas, perimeter treatment and associated ancillary works.

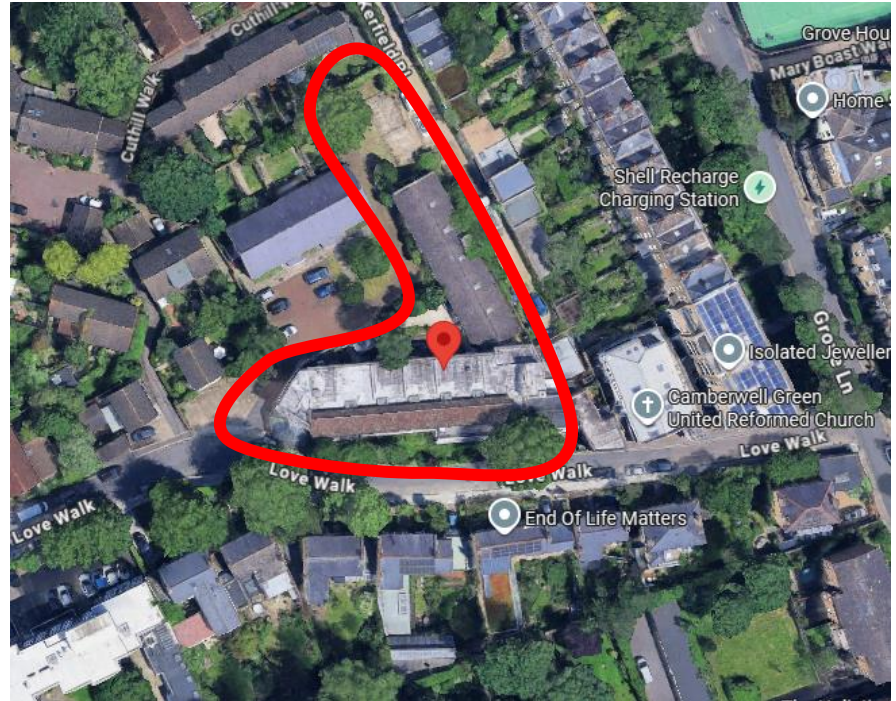
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Site Location



Site Location Plan

1 : 1250



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Previous Planning Permission – 23/AP/0330

GRANTED at Planning Committee: 14th November 2023

Description of Development:

Demolition of all buildings on site and comprehensive redevelopment to provide part-three and part-four storey new care home (Class C2 Residential Institution), including up to 63-bedrooms each with wet room, plus cycle parking, refuse/recycling storage, mechanical and electrical plant, new substation, landscaping and green/living walls, amenity areas, perimeter treatment and associated ancillary works.

JR resulted in decision being quashed:

Grounds 1 & 2: heritage and design – primarily whether the Council had given lawful regard to advice from Historic England; and whether the Planning Committee was correctly advised regarding that advice and the steps taken in relation to that advice.

Details of amended proposal (current application)

Demolition of all buildings on site and comprehensive redevelopment to provide a part three and part-four storey (including ground) plus basement new care home (Class C2 - Residential Institutions), including cycle parking, refuse/recycling storage, mechanical and electrical plant, new sub-station, landscaping and green/living walls, amenity areas, perimeter treatment and associated ancillary works.



Community Involvement and Engagement

Development Consultation Charter

- Paper and electronic communications
- Letters to immediate neighbours
- Leafletted area to wider residential and business addresses
- Online website:
www.lovewalkconsultation.co.uk
- In person consultation events:



Date	Event Type
21 February 2025	Meeting with representatives of GLARA
27 February 2025	Meeting with residents of 10A Love Walk
27 February 2025	Open neighbourhood event at Camberwell Green United Reformed Church (66 attendees)
14 March 2025	Meeting with Local Ward Cllrs
26 March 2025	Meeting with residents of 11E and 11F Love Walk
27 March 2025	Meeting with residents of Grove Lane representing Kerfield Place
1 April 2025	Meeting with representatives of GLARA



Council Public Consultation Comments (1)

Support	Neutral	Objections
6	0	175

Amenity groups (non-statutory)

- GLARA – Grove Lane Residents Association
- CAAG – Conservation Area Advisory Group
- SPAG – Southwark Pensioners Action Group
- SDAG – Southwark Dementia Action Group

Summary of objecting comments from neighbours

- Principle of development
- Poor quality of accommodation
- Insensitive design, scale, height, massing and overall architecture
- Harmful impact upon heritage of conservation area
- Detrimental impact upon neighbouring residential amenity
- Related traffic and increased transport will disrupt neighbourhood
- Inadequate landscaping and loss of trees
- Lack of engagement and consultation

Council Public Consultation Comments (2) – GLA referability

- The Town and Country Planning (Mayor of London) Order 2008 states:

“Category 3E 1. Development — (a) which does not accord with one or more provisions of the development plan in force in the area in which the application site is situated; and (b) comprises or includes the provision of more than 2,500 square metres of floorspace for a use falling within any of the following classes in the Use Classes Order—

...

(x) class C2 (residential institutions);”

LBS RESPONSE:

Paragraph 1 (2) of the schedule to the Mayor of London Order 2008 states *“which the Local Planning Authority consider falls within a category set out in Parts 1 or 2 below”*.

The proposed development is not contrary to any policy within the Southwark Plan (2022); and therefore the scheme is not deemed GLA referable.

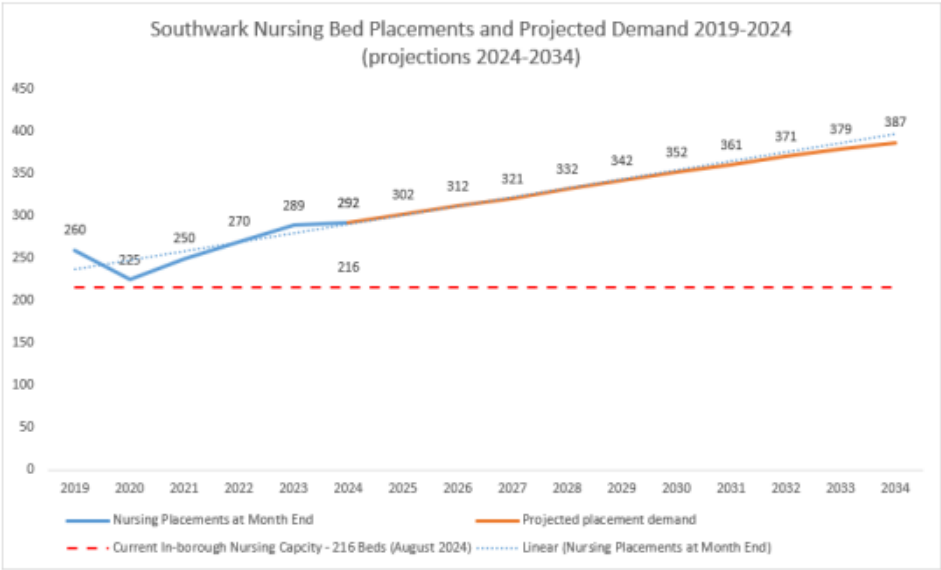
GREATER
LONDON
AUTHORITY

Southwark
Council

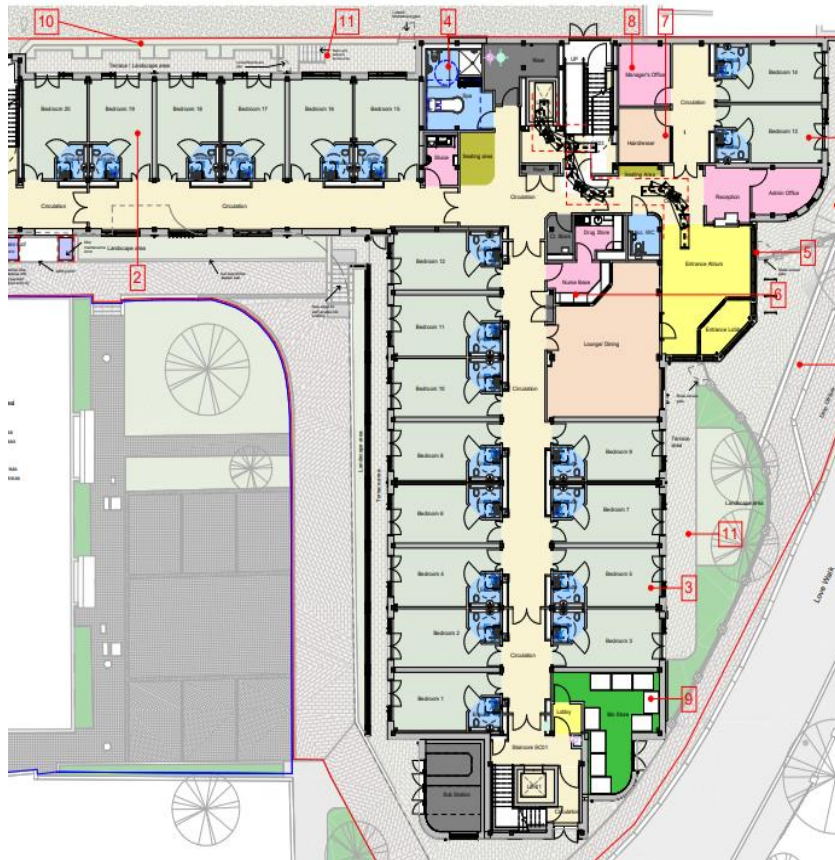
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Principle of proposed development in terms of land use

- Reprovision of existing land use
- Policy P7 (Housing for older people) of Southwark Plan (2022)
- Policy H13 (Supported and specialised accommodation) of The London Plan (2021)
- Southwark Strategic Housing Market Assessment (SHMA, 2019)
- Section 1 of Southwark’s Market Sustainability Plan
- Caterwood Report dated March 2025
- Southwark Council Adult Social Care comments



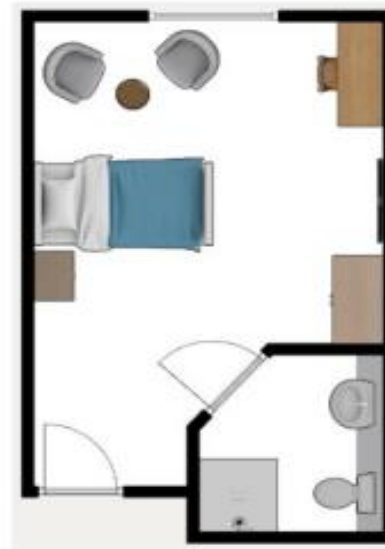
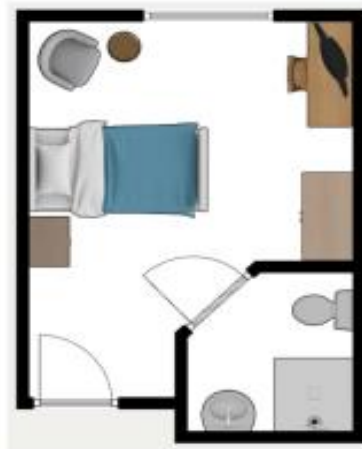
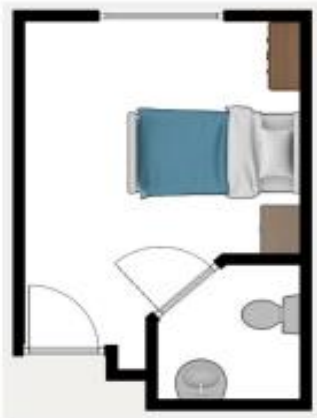
Quality of residential care accommodation (1)



Quality of residential care accommodation (2)

T1: Gross internal floor area (GIA) per bed

Subject									67	
Sq. m	40.0	42.5	45.0	47.5	50.0	52.5	55.0	57.5	60.0	>80.0
Size	Small		Entry-level new build		Modern new build – standard			Modern new build – large		Top-end new build



- Early 2000s - National Minimum Standards introduced new build homes to have bedrooms of 12 sq. m.+ with basic en-suite WC and wash hand basin
- 2010s- Bedroom sizes increase to 14-16 sq. m., with introduction of wetrooms (with level access shower) as standard
- Current - Bedroom sizes of 16 sq. m. + spacious en-suite wetroom of 4 sq. m. +.

- Care Quality Statement from Mission Care
- Southwark Adult Social Care
- High exemplary standards of design quality

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Regulated by



Equalities Impact Assessment



Equality Act 2010

Requirement	Assessment
Eliminating unlawful discrimination, harassment and victimisation	Due regard to discrimination – the scheme has been designed to remove barriers for older and disabled residents, with explicit measures to prevent adverse impacts to other protected groups.
Advancing equality of opportunity between people who share a protected characteristics and those who do not	Advancing equality – the design actively promotes independence, accessibility and dignity for residents with dementia or disabilities. The uplift in inclusive employment opportunities also supports equality in the workforce.
Fostering good relations between people who share a protected characteristic and those who do not	Fostering good relations – the facility is integrated into the community, with opportunities for local engagement and volunteering. Cultural and religious inclusivity is embedded in operational practices.

Design Quality and Heritage – Historic England

Advice from Historic England – May 2025

“We previously suggested ways in which such harm could be avoided or minimised, **including a reduction in scale, reconsidering the disposition of the massing across the site, setting the proposed building further back from the pavement and a simplified palette of materials.**

We welcome the engagement with these comments and the design changes that have been made in response. The most significant change is the removal of the top floor from the proposed scheme to help the proposals respond better to their low-rise surroundings. Other detailed design changes have been incorporated in a bid to reduce the perceived scale of the development and in response to concerns raised by others.

Overall, we consider that these changes would make the **proposed building a more successful response to its context, including local character.**

Nevertheless, some harm to the significance of the conservation area would remain. The proposed building would still be of the same footprint and there may be further opportunities, along the lines of those we have previously discussed, to avoid this harm.

It will be for your Authority to decide whether the proposals meet the requirements of Chapters 12 (Achieving well-designed places) and 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework in reaching a decision. In the language of the NPPF, the harm would be less than substantial and low in the range of such harm, but nonetheless attracts great weight against the benefits of the proposals”.

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Design Quality and Heritage – Height, scale, massing



63 Bed scheme – Contextual South Elevation



Proposed 62 Bed scheme Comparison – Contextual South Elevation

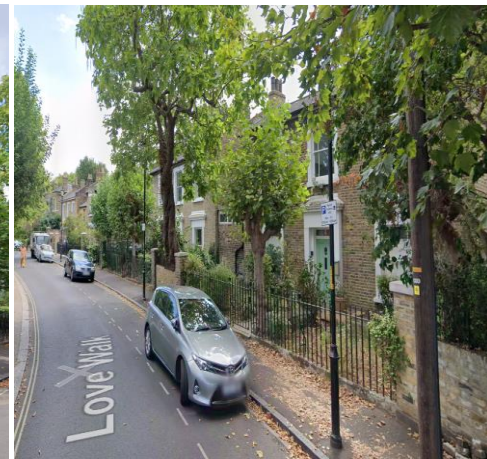
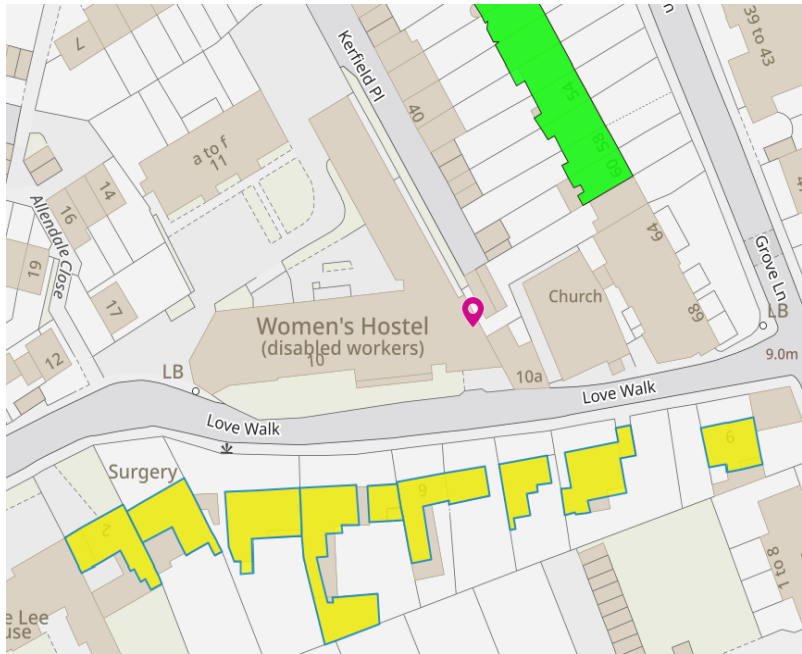


Proposed 62 Bed scheme – Contextual South Elevation

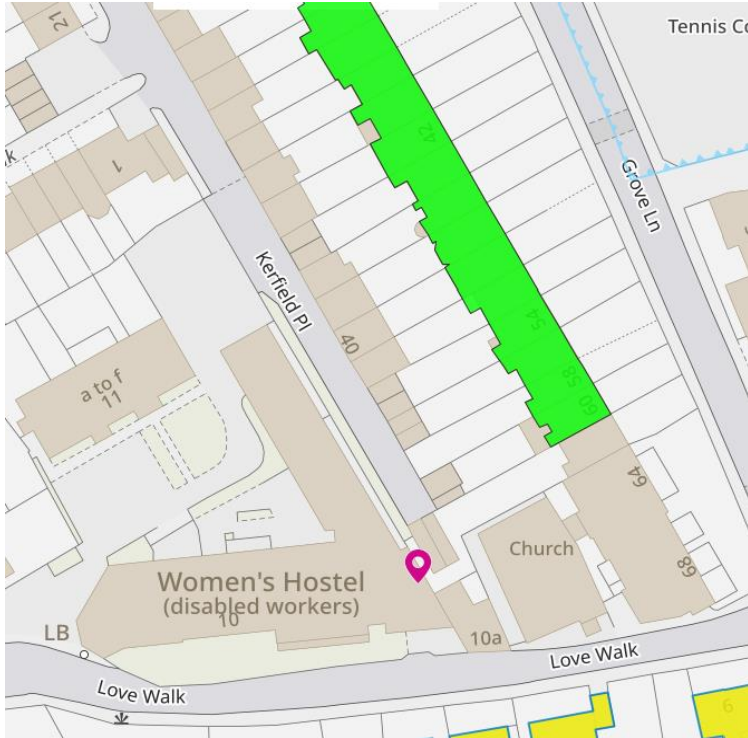
Design Quality and Heritage – Camberwell Grove Conservation Area



Design Quality and Heritage – Locally Listed Buildings



Design Quality and Heritage – 18-60 Grove Lane



Design Quality and Heritage – 49-55 Grove Lane



Design Quality and Heritage – Landscaping



Design Quality and Heritage – Views (1)



Kerfield Place south of Cuthill Walk - Existing 7174_1221 version 250224



Kerfield Place south of Cuthill Walk - Proposed 7174_1225 version 250310

*Verified Images



Outside Jenny Lee House looking towards 10a Love Walk - Existing 7174_1111 version 250224



Outside Jenny Lee House looking towards 10a Love Walk - Proposed 7174_1115 version 250310

*Verified Images

Design Quality and Heritage – Views (2)



Outside 10 Love Walk looking west - Existing 7174_1011 version 250224



Outside 10 Love Walk looking west - Proposed 7174_1015 version 250306



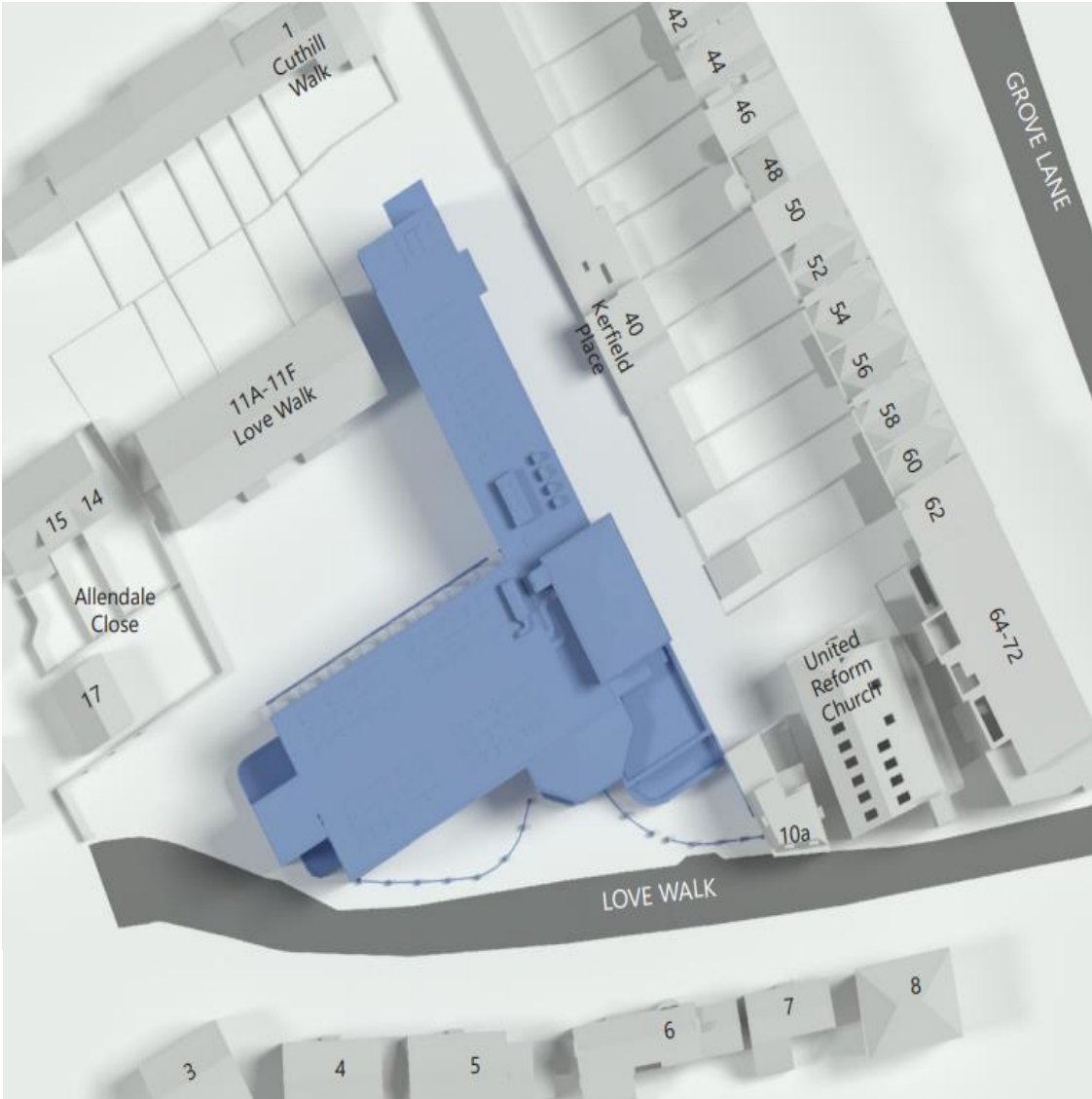
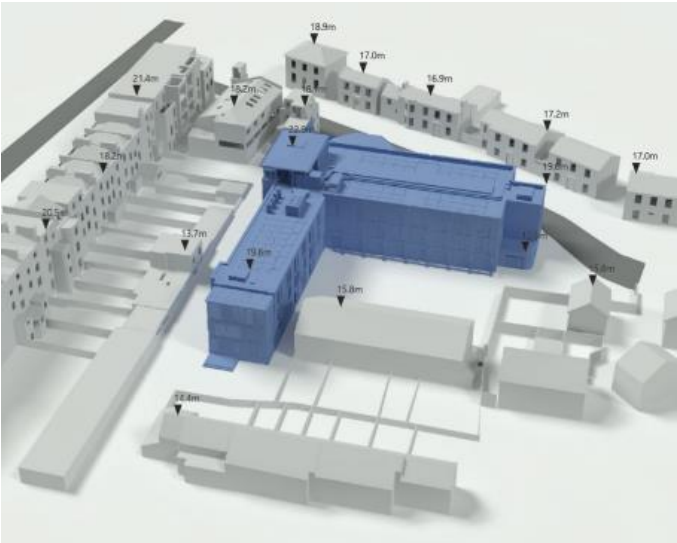
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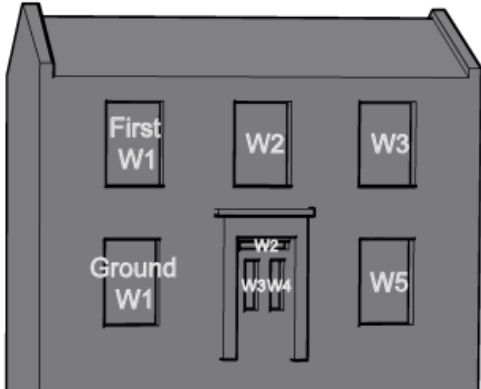
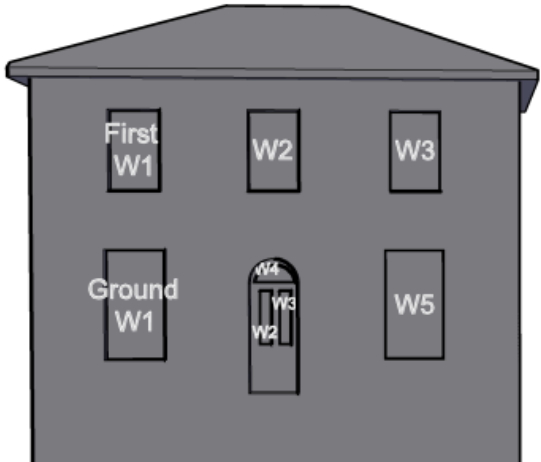
Design Quality and Heritage – Views (2)



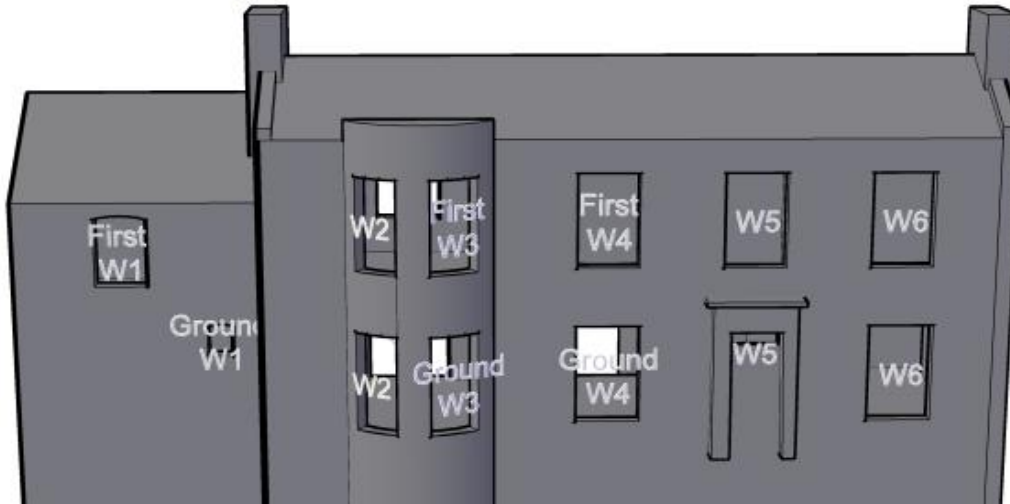
Impact upon amenity: Daylight and Sunlight (1)



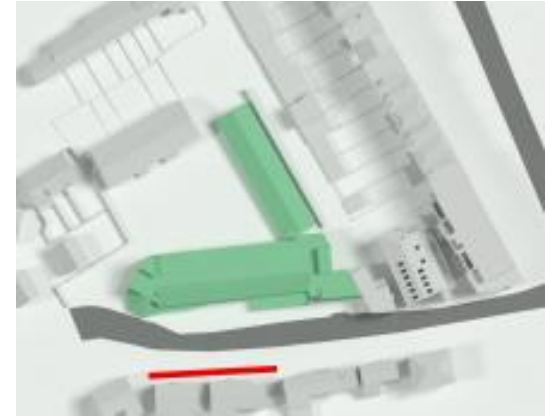
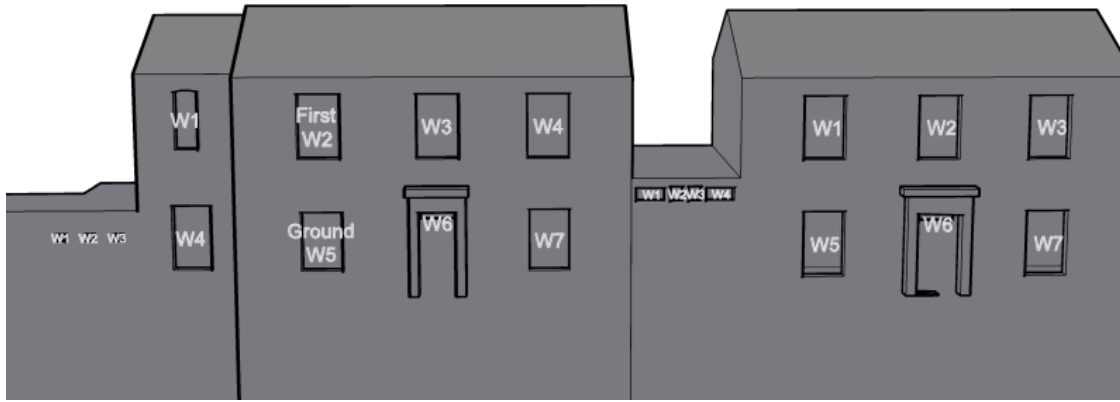
Impact upon amenity: Daylight and Sunlight (2) – 7 and 8 Love Walk



Impact upon amenity: Daylight and Sunlight (3) – 6 Love Walk



Impact upon amenity: Daylight and Sunlight (4) – 4 and 5 Love Walk



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Impact upon amenity: Daylight and Sunlight (5) – 11A-F Love Walk

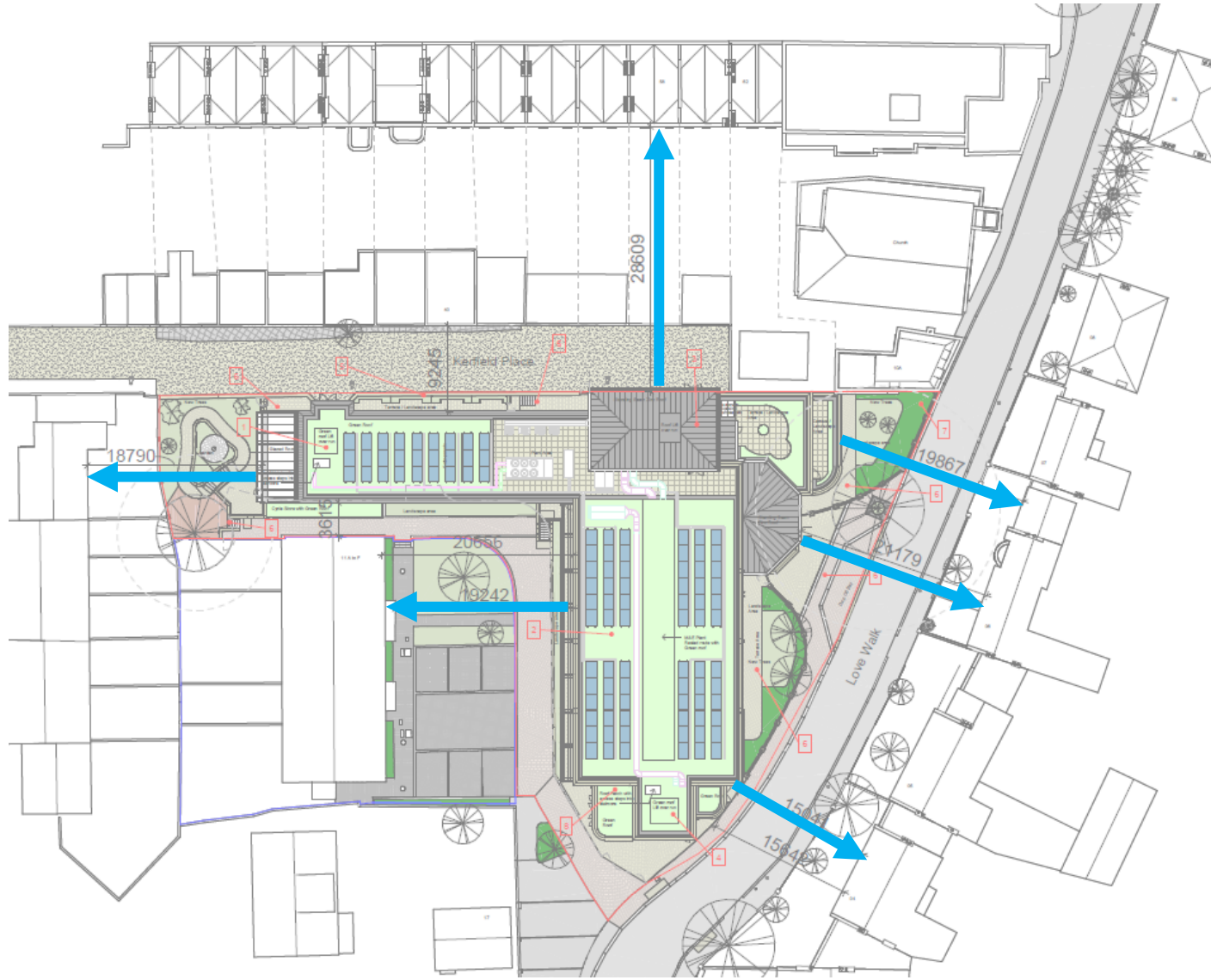


Impact upon amenity: Daylight and Sunlight (3) – 42-62 Grove Lane



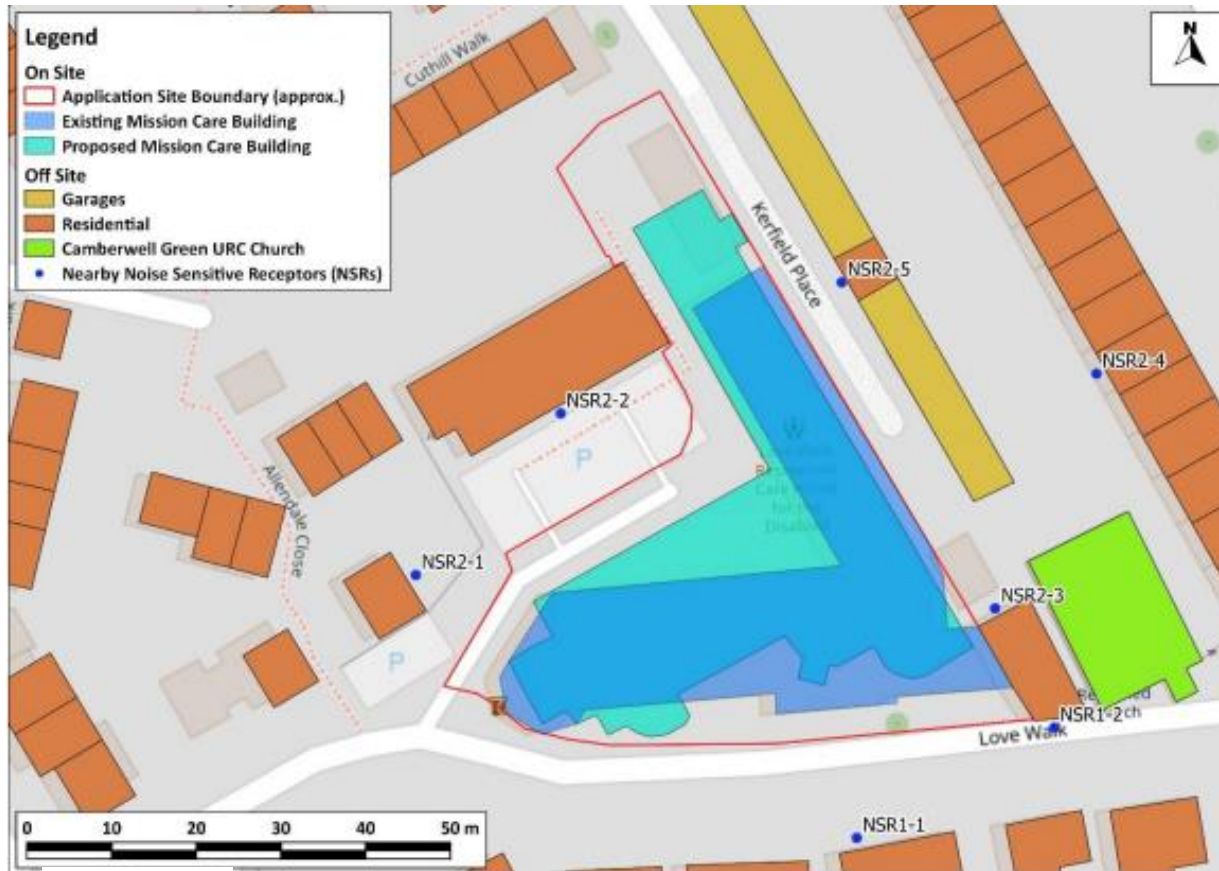
40

Impact upon amenity: Privacy, outlook and sense of enclosure



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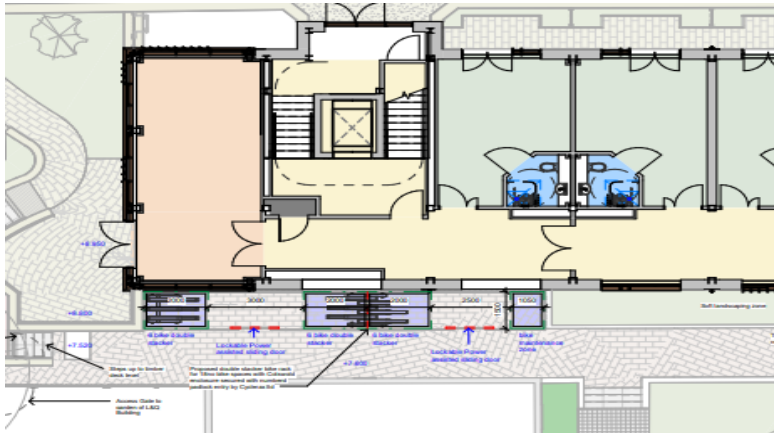
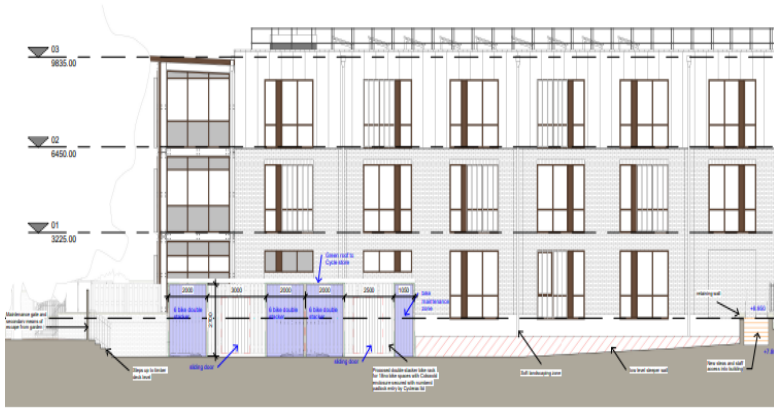
Environmental matters – Noise



- Noise Report reviewed by EPT
- Recommended noise conditions
- P56 Protection of Amenity – Southwark Plan (2022)

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Transport – Cycle Parking



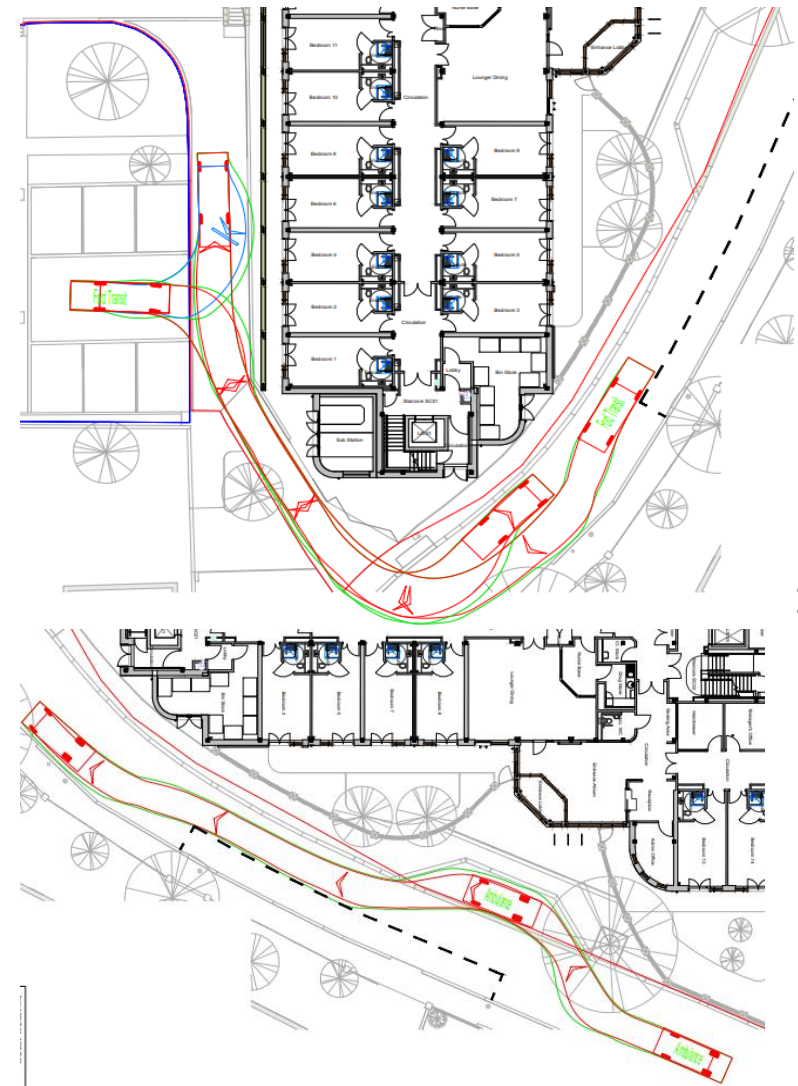
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Transport – Trip Generation and Servicing & Deliveries

Metric / Comparison	Existing (31 beds)	Proposed (62 beds)
Total trips	~ 184 daily two way (20 AM peak and 17 PM peak)	~ 368 two way (39 AM peak and 34 PM peak)
Vehicle trips	~ 11 daily (1 peak hour)	~ 22 daily (2 peak hour)
Public transport trips	~ 129 daily trips	~ 258 daily trips
Active travel (walk/cycle)	~ 44 daily	~ 90 daily

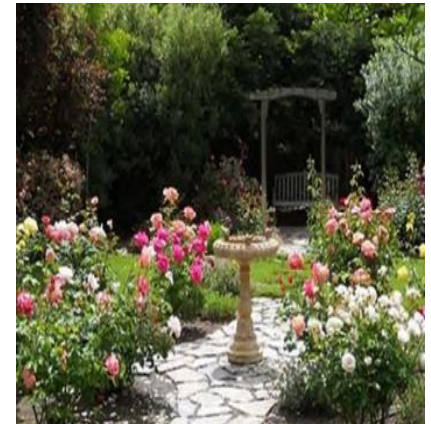
Impact Assessment –

- Walking/cycling: +3 peak hour trips – easily absorbed by existing foot/cycle network
- Public transport – Buses: +70 daily trips – less than 1 passenger per bus, therefore negligible impact
- Public transport – Rail/tube: +59 daily trips – less than 1 passenger per train, therefore negligible impact
- Highway: Minor increase in vehicle and servicing trips, fully accommodated by local roads without congestion or safety concerns.



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Landscaping (1)



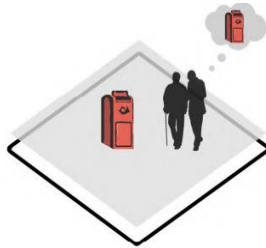
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Landscaping (2)



1. Circulation

Moving around a space without difficulty or confusion.



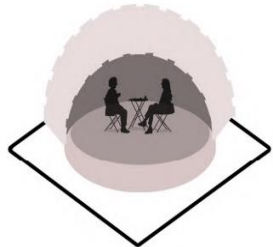
2. Memory

Including features that evoke memory and nostalgia for the residents.



3. Sensory

Finding relief and stimulation through the five senses.



4. Shelter

Staying in comfortable and protective spaces, providing shade and refuge.



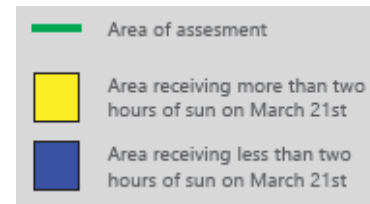
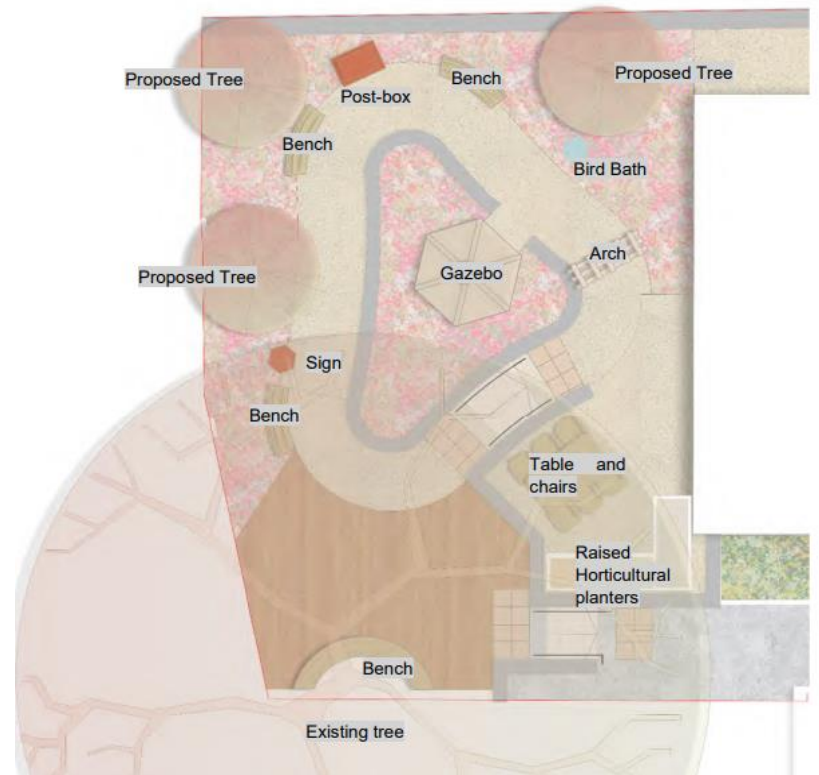
5. Accessibility

Removing the physical and mental barriers for the residents.



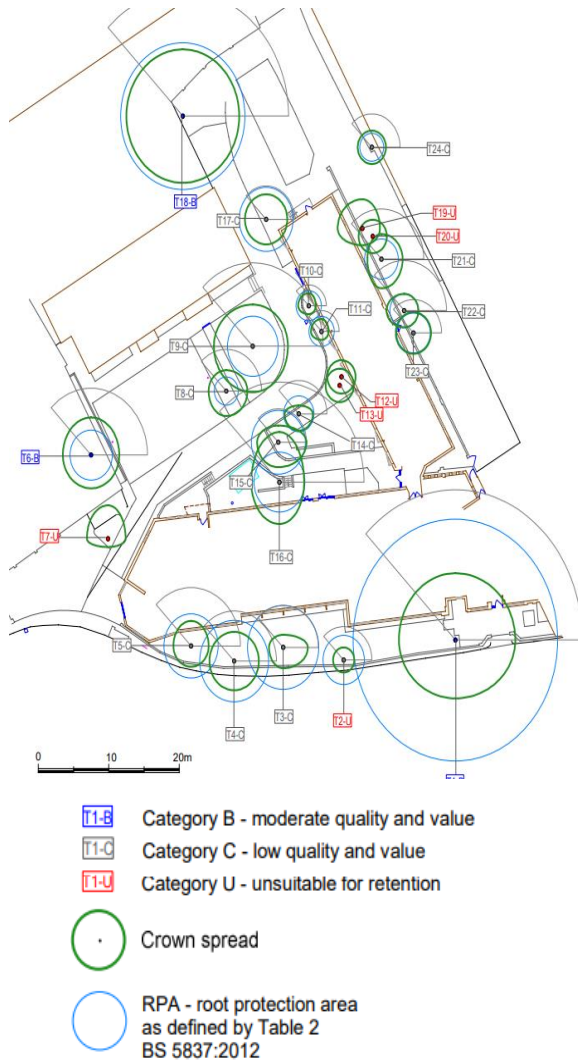
6. Activity

Finding meaningful activities to redevelop motor or cognitive skills.

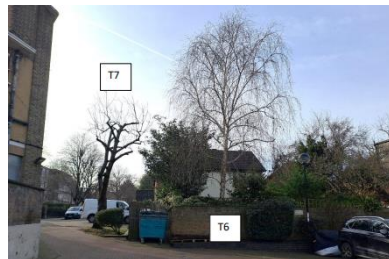


Trees

Existing Tree Plan

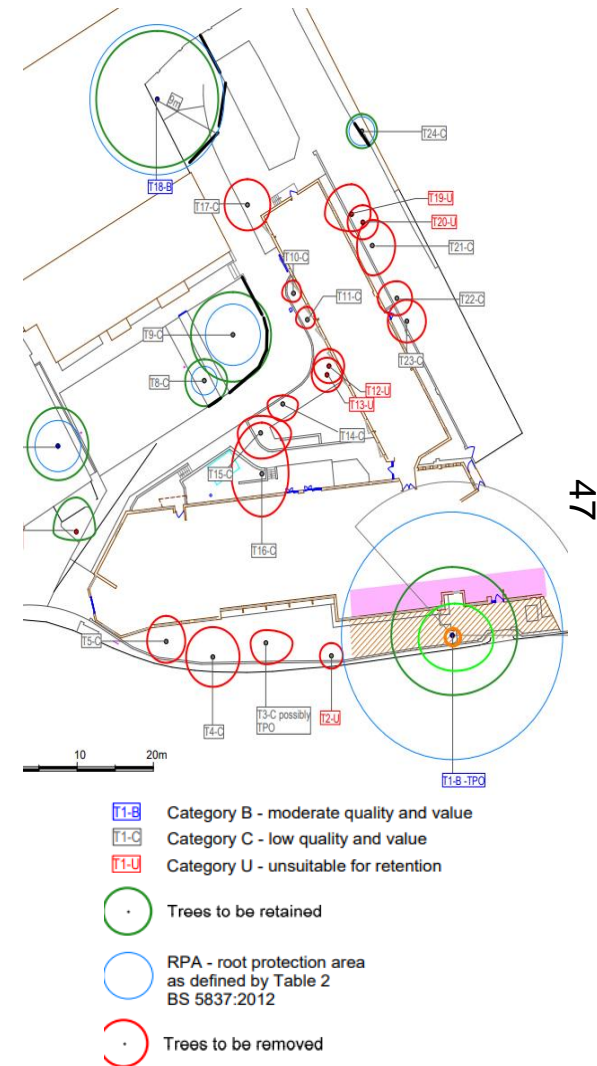


Tree Category	Total	Trees to be retained (onsite)	Trees to be removed (onsite)
Category A	0	0	0
Category B	3	3	0
Category C	15	3	12
Category U	6	1	5
Total	24	7	17



Retained Cat B Trees: T1 (Top Left), T6 (Bottom Left), T18 (Right)

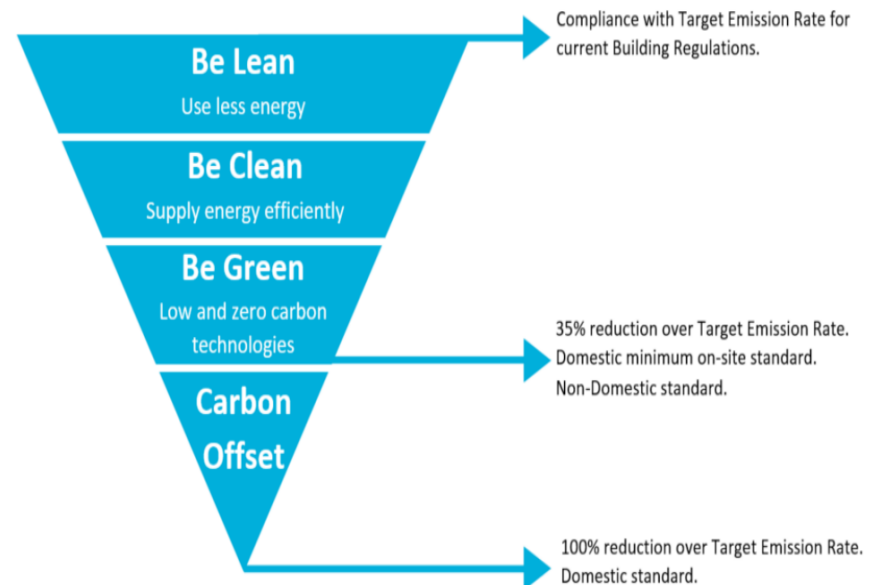
Tree Removal Plan



Energy and Sustainability



BREEAM[®]
EXCELLENT



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Summary of Public Benefits & S106 Planning Obligations

Summary of Public Benefits

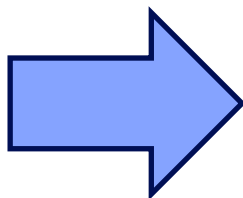
- Supports strategic policy SP5 (Thriving neighbourhoods and tackling health inequalities) of Southwark Plan (2022)
- Identified and evidenced demand for care accommodation in the Borough
- BREEAM “Excellent” building
- 85 FTE employment opportunities

Planning Obligation	Mitigation
Highway Works	<i>Upgrade, renew and make good of highway commensurate to scale of development.</i>
Energy: Carbon Offset	<i>Payment of £52,556</i>
Trees: CAVAT	<i>Payment of £56,434</i>
Transport: Travel Plan	<i>Monitoring fee of £2790</i>
Transport: Servicing and Delivery Management Plan	<i>Monitoring fee of £2790</i>
Environmental Protection: Air Quality DCEMP	<i>Monitoring fee of £3200</i>
S106 Admin Fee	<i>Flat fee: £5000</i>

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Conditions & Conclusion

1. Approved Plans
2. Time Limit 3 years
3. **DCEMP**
4. Land Contamination
5. Asbestos Survey
6. **Construction Logistics Plan (CLP)**
7. **Noise during construction**
8. **Arboricultural Method Statement**
9. Basement Impact Assessment
10. Surface Water Drainage
11. **Privacy Screening and Boundary Treatment**
12. Emergency Generator
13. Sample Materials
14. Section Details
15. Secure by Design
16. Green Roofs
17. Green Walls
18. Ecological Management Plan
19. Means of Enclosure
20. **Hard and Soft Landscaping**
21. Cycle Parking
22. Refuse Storage
23. **Operational Management Plan**
24. Swift Features
25. Nesting Features
26. Ecological Monitoring
27. Drainage Verification
28. **Lighting Standards**
29. Internal Noise Levels
30. Plant Noise
31. Vibration Transmission
32. Air Quality
33. Boilers
34. Piling



Condition Number	Objection Response
C3 DCEMP	<i>Objections on dust and pollution during construction.</i>
C6 CLP	<i>Objections on transport, servicing and deliveries during construction.</i>
C7 Noise	<i>Objections on noise during construction</i>
C8 AMS	<i>Objections on trees – AMS will demonstrate protection of trees during construction.</i>
C11 Privacy Screening	<i>Objections with regards to overlooking and impact upon privacy</i>
C20 Landscaping	<i>Objections on poor quality landscaping and quality of accommodation.</i>
C23 OMP	<i>Objections on operational functioning of care home, resident management procedures and neighbour amenity safeguards.</i>
C28 Lighting	<i>Objections arising from resident light survey report, specified condition to be more precise and meet higher standards.</i>

50

Meeting Name:	Planning Committee (Smaller Applications)
Date:	8 September 2025
Report title:	Addendum report Late observations and further information
Ward(s) or groups affected:	St Giles
Classification:	Open
Reason for lateness (if applicable):	Clarifications
From:	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(s) and the matters raised may not therefore have been taken into 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:

Corrections and clarifications on the main report

4. **Correction to paragraph 39**

TO READ:

As of 08/09/2025, the breakdown of contributions received from members of the public (residents and groups) are as follows:

Support	Neutral	Objections
6	0	175

Correction to paragraph 89

5. TO READ (point of fact):

The Council held discussions with “Occupational Therapy” – misnamed Occupational Health.

Contributions received from residents/amenity groups

6. The committee report accurately captures the number of consultation and re-consultation responses received from members of the public, at the date of when the report was sent to the Constitutional Team.
7. Since that date, a further 2 objections and 1 support comment(s) have been received. The additional 2 objections mainly raise issues that have already been considered in the committee report (Note – these have been resubmitted from residents who have raised objection previously). The points as summarised below:

Summary of objecting comments

- Inadequate landscaping, harmful to trees and more should be protected any mitigation should be secured through S106 (*Officer Response: Assessed in paragraphs 254-260 in committee report*)
- The line of the conservation area should include boundary of application site (*Officer Response: Assessed in paragraphs 127-133 in committee report*)
- All buildings and dwellings at the back of the Grade II listed terraces at 18-60 Grove Lane facing Kerfield Place are within the “curtilage” of the Grade II listed properties and should be afforded the same protection when it comes to assessing harm. There has been no reduction in height (*Officer Response: Assessed in paragraphs 172-178 in committee report*)
- Right of way/access along Kerfield Place to rear of application site should be safeguarded through S106 (*Officer Response: The proposed access and right of way along Kerfield Place is only to be used for emergencies*)
- Walking Routes Without Exit Confusion - The building should include looped walking paths that allow residents to walk safely without encountering doors they cannot open or exit through. This helps reduce anxiety and supports physical activity (*Officer Response: Quality of accommodation assessed in paragraphs 86-111 in committee report*)
- Safe and Accessible Garden Space - Outdoor areas should be secure, easily accessible, and calming, allowing residents to enjoy nature and fresh air safely. (*Officer Response: Quality of*

accommodation assessed in paragraphs 86-111 in committee report and details also provided with ASC Report)

- Adequate Storage and Equipment Provision - The design must include sufficient storage for bulky care equipment such as hoists. Ideally, ceiling track hoists should be installed to facilitate safe movement from bed to chair to bathroom *(Officer Response: Quality of accommodation assessed in paragraphs 86-111 in committee report details also provided with ASC Report)*
- Interior Décor to Aid Orientation - The use of contrasting colours, clear signage, and non-reflective surfaces can help residents navigate the space more easily and reduce confusion. *(Officer Response: Quality of accommodation assessed in paragraphs 86-111 in committee report details also provided with ASC Report)*

Summary of 1 supportive comment

- *The design is sensitive to its surroundings*
- *Demand for the use- need for care accommodation*

Copies of these contributions have been published on the public planning register.

Updated Conditions

8. Amendments to conditions #28 (Lighting Standards):

TO READ:

Any external lighting system installed at the development shall comply with:

- *Institution of Lighting Professionals Guidance Note 01/21 'Guidance notes for the reduction of obtrusive light*
- *Department of Health Building Note 08-02: Dementia-friendly Health & Social Care Environments (March 2015)*
- *Department of Health Building Note 00-01: General design guidance for healthcare buildings (March 2014)*
- *Chartered Institution of Building Services Engineers Lighting Guide 2 'Lighting for healthcare premises'*

Reason: In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light

nuisance, in accordance with the Southwark Plan 2022 Policy P16 (Designing out crime); National Planning Policy Framework 2024.

Additional Q&A: Between SPAG (Questions) and Developer (Responses)

9. Since the publication of the Committee Report on the Council Planning Committee Agenda on 29 August 2025, the Planning Department received a document titled “Questions from SPAG for committee members to ask the applicant re Love Walk application”. These questions were shared with the applicant and responses have been provided to each of the 12 questions. A copy of the response has been uploaded onto the public planning register and is provided within Appendix 1 of this addendum. This was also submitted alongside a document titled ‘Committee Clarification Letter’ by the Applicant which is provided within Appendix 2 of this addendum.

Adult Social Care Report

10. A report from Southwark Council Adult Social Care assessing the quality of care home accommodation by Mission Care has been provided to the Planning Department – a full copy of which is available on the public planning register. The ASC team visited another Mission Care site:

“ASC visited Mission Care’s Greenhill Nursing home in Bromley on 31st July 2025. Greenhill Nursing Home is currently rated ‘Good’ by the Care Quality Commission (CQC). The home is situated in a quiet, well-maintained private residential area, offering a peaceful environment for residents.

Environment and Facilities

There is evident investment in the home’s infrastructure and facilities. All communal areas have been recently upgraded, including the installation of new air conditioning systems. The communal and reception areas are well-utilised and thoughtfully designed to encourage social interaction and engagement. The home was found to be spotlessly clean with a fresh and pleasant atmosphere throughout.

Use of Technology

Greenhill has adopted modern technology to enhance care delivery. Staff utilise the Care Vision App to record care provision, manage medical information, and support nutrition and weight monitoring. This digital approach contributes to accurate and consistent care planning.

Catering and Cultural Sensitivity

The catering team offers a broad, seasonal menu that reflects the cultural preferences and dietary requirements of residents. The Catering Manager demonstrated an inclusive approach, also accommodating meals for visiting spouses when required.

Religious and Pastoral Support

The home is committed to meeting the religious and pastoral needs of its

residents. Dedicated space is available for religious observance and ceremonies, supporting spiritual well-being.

Social Engagement and Family Involvement

The home actively promotes social engagement through regular residents' and family meetings, coffee mornings, and a range of events including barbecues and Christmas celebrations. These initiatives help foster a strong sense of community.

Accommodation

Residents' rooms are spacious, personalised with favourite furniture and personal belongings, creating a homely and comforting environment.

Staff and Leadership

Staff were observed to be friendly, welcoming, and well-informed about the residents they support. Families interviewed during the visit expressed satisfaction with the care provided. They particularly praised the manager for her visible leadership and the positive ethos she fosters within the staff team".

Conclusion of the Director of Planning and Growth

11. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report and completion of a s106 agreement.

Reason for urgency

12. 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

13. 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	Planning and Growth Directorate 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

Response Note – SPAG Queries

10 Love Walk, London SE5 8AE (Ref. 24/AP/0303)
5 September 2025

APPENDIX 1

Introduction

This Note has been prepared by Newmark in collaboration with the Applicant and the design team in response to the queries received from Southwark Pensioners Action Group ('SPAG') about the proposals at 10 Love Walk, London SE5 8AE (the Site') under pending planning application ref. 24/AP/0303. These comments were received via email from Southwark Planning Officers on 3 September 2025.

Each query received is included in bold italic text, with the response included below each comment.

Size of Household

1. ***The Design and Access statement from Stephen George and Partners LLP states that there should be “social groupings of seven to eight bedrooms provided in “households” where care rooms are arranged in groupings within each wing of the building, with their own lounge, dining area and ancillary spaces”.***

The proposed design has 20 residents per floor and only one dining room per floor. Does the applicant think that the proposed design meets the ambition of the Design and Access statement?

Applicant Response:

Design and Access Statement Extract:

“General layout principles

*Modern day care homes are to be organised into **households of bedrooms**, creating small **social groupings** with their own lounge dining areas and ancillary spaces. This arrangement is considered easier to staff than ‘group living’ or ‘hotel living’ arrangements and is also desirable in homes having residents with dementia. These service users function better in small groups. It is important to consider laundry and catering service access to the bedrooms including trolley routes.*

Social groupings of seven to eight bedrooms provided in “households” where care rooms are arranged in groupings within each wing of the building, with their own lounge, dining area and ancillary spaces, including support facilities. The placement of support facilities with regard to distances and accessibility also needs to be considered, but it is beneficial for some activities to be seen as an ‘event’ and carried in the hub area of the home.”

The SPAG comment extracts the underlined and bold text above but then only refers to '20 residents per floor' in their query. This does not reflect the design context of the guidance, which references households and groupings arranged in 'wings' of a building.

'Households' is a term used to describe a specific number of residents who make up resident 'groupings' which are allocated a staff team to provide their care. This approach to care provision can help residents to more easily identify staff and to build a relationship with a small, dedicated team, who they get to know as their primary carers. To support residents in their understanding and familiarity with these staff, the resident groupings or households are sometimes given 'household names'. Households or resident groupings are not necessarily organised purely based on the adjacencies or number of bedrooms i.e. a wing can be divided into two or more 'households'. Therefore, the total number of bedrooms across an entire single floor level is not necessarily the key factor.

The scheme has been designed with 6 bedrooms on each floor of the 'Kerfield Place wing', which can readily operate as a single 'household' per floor. The arrangement in the 'Lovewalk wing' of 8 and between 4-6 bedrooms opposite (at ground, first and second floors), together with the 2 separate bedrooms (at ground and first floor, for infection control, specialist care or visitors) allows flexibility to create one or two 'households' within this wing at each level.

The design provides residents with direct access to a social and dining space on every floor which are designed to accommodate each 'household' at that level. In addition, there is a garden lounge at every floor, a resident / visitor café in the atrium at ground (linked with the adjacent lounge/ dining room), a day space overlooking the atrium at first floor and a further day space / tree lounge at second floor.

It is also understood that some residents will prefer, or will require, to take their meals in their own bedrooms, but this has not reduced the provision of social space.

Response Note – SPAG Queries

10 Love Walk, London SE5 8AE (Ref. 24/AP/0303)
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Long Corridors with Dead Ends

2. ***The Design and Access statement from Stephen George and Partners LLP states that the design should “avoid long corridors which can feel institutional and affect accessibility”.***

The proposed design of each floor consists of two long corridors with dead ends i.e. no circular route for people with dementia to be able to walk along. Does the applicant think that the proposed design meets the ambition of the Design and Access statement?

Applicant Response:

Design and Access Statement Extract:

“Circulation areas designed to reflect the following are of benefit to the residents and others:

- **Avoid long corridors which can feel institutional and affect accessibility**
- *Maximise the use of daylight*
- *Create clear circulation patterns allowing residents to orientate themselves*
- *The ability to see out at regular points aids orientation and enhances the space*
- *Regular seating areas provide rest, and meeting points*
- *Ends of corridors which have a seating area avoids frustration by residents with a propensity to wander*
- **Avoid dead ends** *which have fire risks and issues for dementia sufferers*
- *Ensure wheelchairs can pass safely*
- *Generally, the circulation can be designed as a positive social space linking the bedrooms rather than just a means to access the accommodation.*

The bedroom sizes and communal spaces are designed to achieve to support the highest standards of nursing and dementia care.”

The SPAG comment extracts the underlined bold text above, but they are combined it into one query, these points are taken however in isolation from a range of associated guidance. Invariably a proposed building solution needs to balance these numerous design related issues with the specific sites’ context, constraints, and operator requirements.

The longest corridor length is only the equivalent of one household or 8 bedrooms width in its length. The design locates stair and lift ‘hubs’ at either end of the corridors to minimise the extent of frequent resident walking distance.

Dead ends are avoided because at every level, and located at either end of the corridors, are lift and stair ‘hubs’, resident dining spaces, and lounges, seating areas and day spaces. The atrium café and visitor meeting space at ground floor is also located near the main lift ‘hub’ for easy access.

A circular route suggested by SPAG (which is not suggested in the guidance)¹ is not achievable within existing the care home site due to its size and configuration. The internal layout and circulation pattern provides easy access for residents and staff to all resident facilities, the main entrance, and the lift/stairs ‘hubs’. The repeated layout on each floor creates ‘clear circulation patterns allowing residents to orientate themselves’ in accordance with the guidance. The lifts and stairs are located within easy reach of bedrooms and to provide the ability for residents to visit other residents or facilities elsewhere in the care home e.g. the multi-purpose room or atrium café. This allows residents to experience a ‘trip-out’ taken within the home, thus meeting the general layout guidance that it is beneficial for some activities to be seen as an ‘event’.

The design avoids an institutional feel with the incorporation of glazed circulation doors, doors to staircases and glazing to lounges which provide significant daylight and views to the outside, throughout the scheme. Furthermore, the corridor to the Kerfield Place wing has windows along the entire courtyard elevation, maximising daylight and views to the benefit of

¹ Health Building Note 08-02- ‘Dementia- friendly and Social Care Environments (March 2015, updated January 2024)

Response Note – SPAG Queries

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residents and staff.

In addition, the corridors are generous in width to incorporate resident meeting points and seating and memory / display shelving outside each bedroom as well as for ease of wheelchair use, which is provided for throughout the building. Interior decorations and colours will also help define levels and zones, aiding orientation.

All these design features will create a non-institutional feel and meet the guidance² that 'generally, the circulation can be designed as a positive social space linking the bedrooms rather than just a means to access the accommodation'.

Number of Assisted Bathrooms

- 3. *There appears to be one assisted bathroom for 20 residents. Best practice is that there should be one per 10 residents. Does the applicant think that one assisted bathroom is sufficient?***

Applicant Response:

Every bedroom has an ensuite bathroom in which residents can be assisted. The communal bathroom/spa provided on each floor is an additional amenity which can be used by those residents who would prefer to have a bath rather than a shower. They are located centrally on every floor for ease of access and can be used by any resident within the home. Occupancy and their use will be subject to the variation of residents' daily routines. Therefore, if a particular bathroom is unavailable at any given time a resident can access one of the other two bathrooms on the other floors.

Importantly these are 'wellbeing' facilities designed as spa and aromatherapy bathrooms and in practice they are often thought of by residents as allowing them to have a 'special' or 'posh' bath, so a 'trip' to a spa bath on another floor, for example, can enhance the residents experience as it can be seen as a 'special event'.

Mission Care's experience is that baths do get used regularly but it is dependent on preferences of each resident and their individual choice.

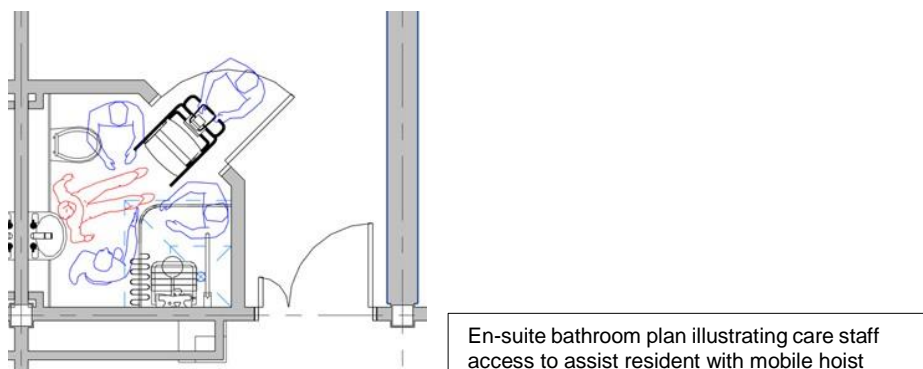
Number of Ensuite Bathrooms

- 4. *If a resident were to fall in the ensuite bathroom, is there sufficient room in a 2x2m space to get two members of staff and a hoist into the ensuite in order to get the person up from the floor? Is there sufficient space in a 2x2m space to manoeuvre a wheelchair? Is there sufficient space for two care assistants to assist one resident with taking a shower? [N.B. this could be improved by taking some space from the bedroom ie making the ensuite slightly bigger and the bedroom slightly smaller].***

Applicant Response:

There is sufficient room in the ensuite bathrooms to maneuver a wheelchair, as demonstrated by the updated floorplans uploaded to Southwark's planning register on 27 August 2025 which demonstrate wheelchair turning circles within each bathroom.

The proposed en-suite bathrooms are larger than the standard modern care home bathroom, and the larger scale en-suite bathroom plan (below) demonstrates how at least two members of staff can access the en-suite with a mobile hoist in order to assist and lift a resident off the floor if they have fallen.



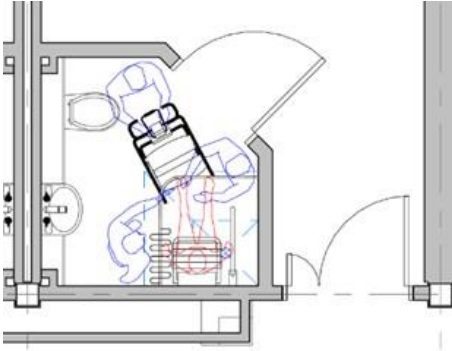
² Health Building Note 08-02- 'Dementia- friendly and Social Care Environments (March 2015, updated January 2024)

Response Note – SPAG Queries

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The bathrooms have outward opening doors and are designed as 'wet rooms' with ostensive level and open floors, which are unobstructed by shower trays and bathroom fittings, therefore the usable space is maximised.

The larger-scale en-suite bathroom plan (below) shows how care assistants can be in attendance to provide general assistance or when a resident is using the shower.



En-suite bathroom plan illustrating care staff access for general assistance or when resident is using the shower.

Lack of Kitchen Area

5. Is there anywhere that a visiting family member can make a cup of tea for their relative and themselves?

Applicant Response:

There is a café located within the main entrance atrium space where visiting family and friends can make themselves and residents a beverage.

This is illustrated in the images (below) of the ground floor atrium space, which is designed as a reception and a social space to allow residents, family members and visitors to meet.



Atrium ground floor plan and images illustrating café facility.



Response Note – SPAG Queries

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Lack of Storage Space for Hoists

6. *There doesn't appear to be a storage room for hoists in the plans. Where are hoists going to be kept?*

[N.B. if there is no storage room, staff will leave them in the corridors and this presents a hazard to wandering residents].

Applicant Response:

Generally, residents will not be wandering unattended around the home, but there are management-controlled storage areas for equipment, located at every 'lift and stair hub' at basement level. This means the storage facilities are secure, and equipment should not be left to become a hazard in circulation areas. Equipment will nevertheless be readily available to every part of the home as a 'stair and lift hub' is located in each wing and at the centre of the building. Equipment and hoists can therefore be taken to any floor via the nearest lift and if delivered in preparation for scheduled use or in an emergency situation, the central sluice rooms on each floor provide temporary storage facilities.

Lack of Outside Space on First Floor

7. *There appears to be very little outside space on the first floor (the one small terrace is directly outside two bedrooms so invading the privacy of those two bedrooms). Does the applicant recognise that the ability to get fresh air and feel sunshine on one's face is a very basic need for everyone, including people with dementia? [N.B. if the applicant says that there is open space on the ground floor, this is not sufficient as residents who are not independently mobile will need to be taken to the ground floor by a member of staff and most care homes do not usually have sufficient staff to facilitate this].*

Applicant Response:

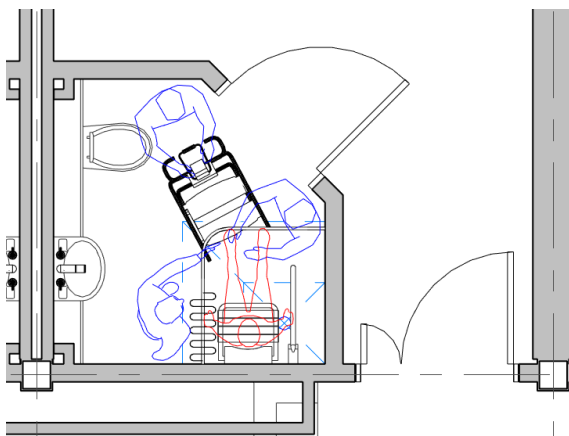
Ensuring that residents have access to outside space, fresh air and sunshine is an important factor which has influenced the design of the proposals. Residents will have access to all communal and outdoor spaces – they will not be restricted to their floor only. Thus, residents will have access to a number of external spaces, in addition to the first floor terrace including the gardens fronting Love Walk, the main rear garden with the Tree of Heaven, the terrace parallel to Kerfield Place, the courtyard terrace and the second floor terrace (viewing onto Love Walk). Mission Care intends to operate Love Walk as a nursing home so residents will be required to be supervised when they are using the external amenity spaces, meaning that they will be taken there by staff. This allows every resident to make use of every outdoor space.

Position of Toilets in Ensuite Bathrooms and Assisted Bathroom

8. **Does the applicant understand the need to have space on either side of the toilet to enable care staff to assist a resident and not to position toilets in the corner of rooms?**

Applicant Response:

The larger scale en-suite bathroom plan (below) illustrates that there is sufficient space to allow care staff to assist a resident from either side and around the WC plan.



En-suite bathroom plan illustrating care staff assistance for resident using WC.

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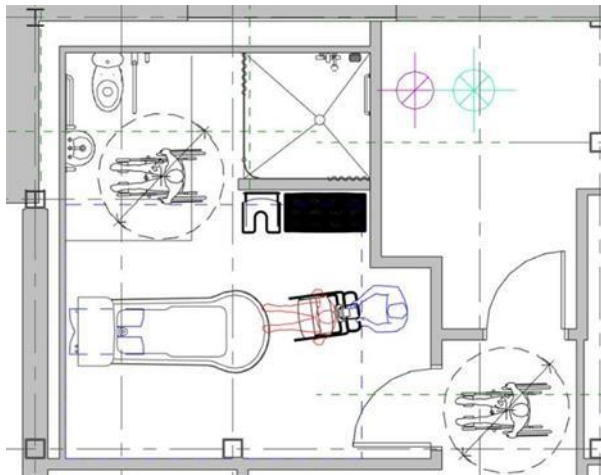
Position of Entrance Door in Assisted Bathroom

9. ***Does the applicant agree that the position of the entrance door to the assisted bathroom is not ideal because it involves having to turn a corner with the wheelchair and it would be better to have a direct access from the corridor?***

Applicant Response:

The door into the assisted or spa bathroom is located away from the main circulation spaces and corridor to achieve greater privacy and avoid the potential of residents who are using this facility being viewed if the door is opened.

The larger scale plan (below) shows that the lobby used to access the assisted or spa bathroom is of sufficient width for wheelchairs to turn easily and be maneuvered in and out, and that the room is generous to accommodate wheelchair access, seating and allows staff assistance. In addition, a WC and shower are provided for residents' comfort and choice.



Assisted or spa bath plan illustrating privacy provided by location of door away from main circulation areas, and wheelchair access.

Bedroom Doors Opposite Each Other

10. ***In the current design, the bedroom doors are all opposite each other which means that residents are likely to come out of their rooms and go directly over the corridor into another person's bedroom, thereby upsetting the other resident and themselves. Does the applicant acknowledge that this design could be improved by simply staggering the entrance doors to the bedrooms?***

Applicant Response:

Bedroom doors cannot be 'staggered' due to the need to locate ventilation ducts between each bedroom which are part of the anti-infection and virus (e.g. Covid) design of the building's mechanical ventilation system. These ducts need to be positioned outside of bedrooms, in the same location on each floor, to allow them to run vertically throughout the building.



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Image of circulation route / 'internal streets' showing coloured panels and memory boxes to personalise and resident bedroom entrance (ducts hidden behind bespoke joinery)

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The access and circulation routes to the bedrooms are specifically designed to be generous in width, so they are to be seen more like 'internal streets' and as such the doors to individual bedrooms are intended to evoke a 'front door' to someone's residence. This 'front entrance design' is reinforced by bespoke joinery adjacent to every bedroom door which incorporates 'memory display boxes' to allow every resident to personalise their entrance, together with different coloured panels on each door which will help residents identify their bedroom and avoid accidental access to other rooms.

Signage, colour coding of wall, floor and ceiling finishes will all help support resident wayfinding throughout the home.



Image of circulation route / 'internal streets' showing coloured panels and memory boxes to personalise and resident bedroom entrance



Images of circulation route, and seating / meeting space with colour coding to finishes on each floor to support wayfinding

Light in Bedrooms

11. What does the applicant think of paragraph 93 of the officers report which says that 42% of the bedrooms would not have sunlight levels in line with BRE targets. The main garden is also apparently north facing.

Response:

As noted in the conclusion of the Daylight and Sunlight Report, prepared by EB7, the results of the sunlight exposure assessment have shown that 58% of rooms achieve sunlight levels in line with the targets and as such, the scheme should be considered in line with the intentions of the BRE criteria. This presents an 8% increase from the previous application.

It should also be noted that the Report concludes that the results of the daylight illuminance assessment show that all bedrooms within the proposed development are fully compliant with the BRE targets. Whilst there are three living rooms which show deviations from the BRE targets, the majority of living rooms will see full daylight compliance.

Additionally, the Report notes that there is at least one fully compliant living room on each floor which the residents will have access to and enjoy.

Paragraph 93 of the Committee Report also states that "the majority of the main living spaces are located in areas with high sunlight exposure which overall would provide a good quality of accommodation for residents throughout the day".

In terms of the rear garden, it is located to the northwest of the site and will benefit from late afternoon sunshine. The gardens to the L&Q houses are located on the western side of the garden and the houses are also aligned with the end of the proposed building, so therefore open space is adjacent, which will aid daylight penetration into the garden area. Residents can also access the gardens fronting Love Walk which are south facing.

Loss of Dining Rooms

12. Paragraph 95 of the officers report states that as the dining rooms have been removed, residents can use the

Response Note – SPAG Queries

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5 September 2025

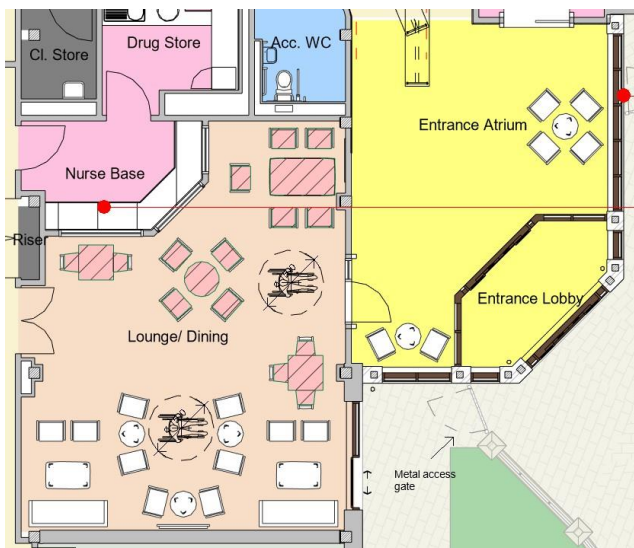
lounge for dining or dine within their rooms. Why has the applicant not provided a dedicated dining room for residents?

Response:

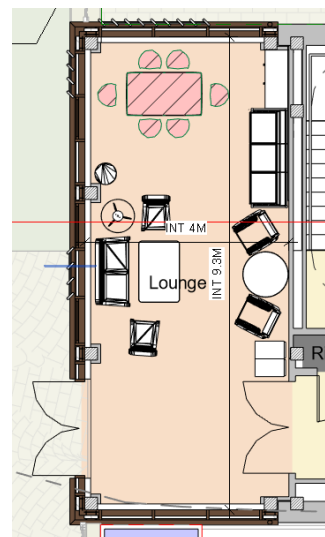
The latest guidance³ recommends that large, centralized, designated dining spaces are often not fully utilized, and residents can find their size and the level of noise generated within them makes them anxious. Dining provision is therefore better offered in a number of smaller, more flexible, social spaces.

The scheme proposed social spaces (lounge/dining areas) which are distributed throughout the home and suitably sized for use as dining and lounge spaces by the residents on that floor. Inherently these spaces can be more welcoming and less intimidating for residents who can more easily familiarise themselves with the social spaces on their floor and near to their bedroom. Due to the varied location in the building, and room type, they can also offer different interior styling and views of the outside, which also contributes to resident experience and well-being.

The larger scale room plans (below) illustrate how dining and lounge use can be accommodated in each of the different social spaces. With suitable flexible / modular furniture different facilities and spaces can be created ranging from informal dining to lounge areas with comfortable sofas and chairs for residents to easily chat, read or play games.



Ground floor plan of lounge / dining room
(14No dining places + lounge seating)



Ground floor plan of sun / garden lounge / dining
room (6No dining places + lounge seating)

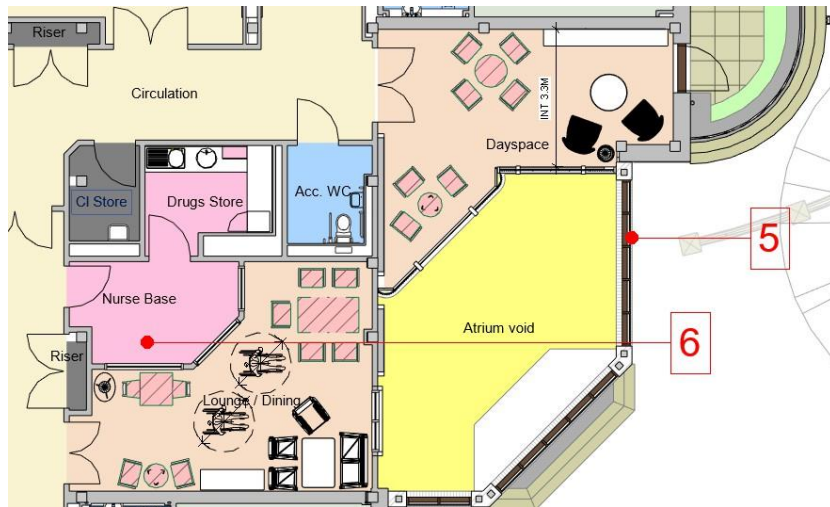
Ground floor Total Dining Spaces 20No +
lounge seating (20No bedrooms)

³ Health Building Note 08-02- 'Dementia- friendly and Social Care Environments (March 2015, updated January 2024)

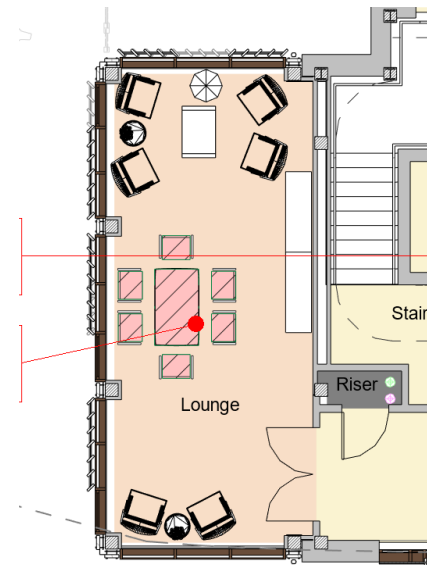
Response Note – SPAG Queries

10 Love Walk, London SE5 8AE (Ref. 24/AP/0303)

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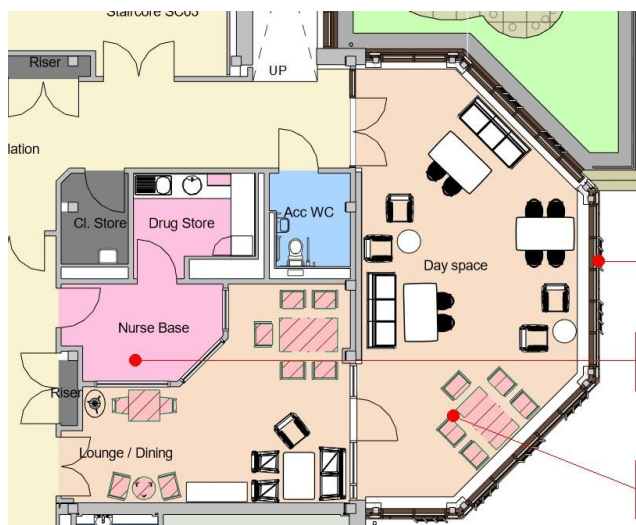


First floor plan of atrium lounge / dining room and day space (16No dining places + lounge seating)

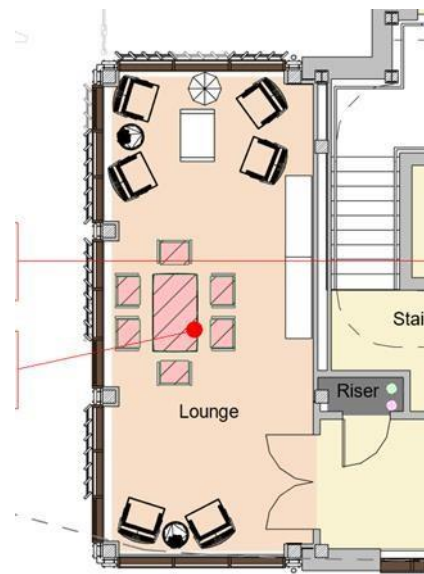


First floor plan sun lounge / dining room (6No dining places + lounge seating)

First floor total dining spaces 22No + lounge seating (22No Bedrooms)



Second floor plan of atrium lounge / dining room and day space (14No dining places + lounge seating)



Second floor plan sun lounge / dining room (6No dining places + lounge seating)

Second floor total dining spaces 20No + lounge seating (20No Bedrooms)

APPENDIX 2

Director of Planning and Growth
 Planning Department
 Southwark Council
 160 Tooley Street
 London
 SE1P 5LX

Our ref: SAI/KVA/U0027732

Your ref: 24/AP/0303

For the Attention of: Zaib Khan

5 September 2025

Dear Zaib

10 Love Walk, London SE5 8AE
Application for Planning Permission Ref. 24/AP/0303

We write in relation to the above application for planning permission following the publication of the committee report. Whilst we are very supportive of the positive recommendation, we write to highlight some corrections and clarifications to a few points within the committee report.

Clarification Points

1. Paragraph 20, bullet point two states that the internal alterations include “reconfiguration of bedrooms on ground, first and second floors to accommodate the loss of the 3rd floor bedrooms”. This appears to be a typo and we would therefore like to clarify that the internal alterations include the reconfiguration of bedrooms on ground, first and second floors to accommodate the loss of the 4th floor bedrooms.
2. The table at paragraph 30 sets out the date and event type of the in-person consultation events held. We would like to clarify that there were two further events which the Applicant held and are missing from the table, including a meeting with the Camberwell Society on 22 April 2025 (as per the updated Statement of Community Involvement, prepared by PLMR) as well as a meeting with Southwark’s Adult Social Care Team on 6 August 2025.
3. Paragraph 57 notes that the Council have sought clarification from the Greater London Authority (‘GLA’) that the application is not referable to the Mayor’s office and consider that the application is not referable. We would like to clarify that the application is not referable to the Mayor of London under any of the three categories outlined within the Referable Criteria (Mayor of London Order, 2008).

It had been suggested by GLARA in their objection that the application is referable to the Mayor under category 3 (development which may affect strategic policies), section 3E which states:

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“Development which:

- a) does not accord with one or more provisions of the development plan in force in the area that the development is located; and*
- b) comprises or includes the provision of more than 2,500 square metres of floorspace for a use within any of the following classes in the Use Classes Order:*
 - i. class A1 (retail)*
 - ii. class A2 (financial and professional)*
 - iii. class A3 (food and drink)*
 - iv. class A4 (drinking establishments)*
 - v. class A5 (hot food takeaways)*
 - vi. class B1 (business)*
 - vii. class B2 (general industrial)*
 - viii. class B8 (storage and distribution)*
 - ix. class C1 (hotels)*
 - x. class C2 (residential institutions)*
 - xi. class D1 (non-residential institutions)*
 - xii. class D2 (assembly and leisure).”*

As confirmed within the committee report, the Council considers that the application complies with all planning policies. As such, part (a) of category 3, section 3E is not engaged, and therefore the application is not referable to the Mayor of London.

4. The table at paragraph 244 notes that there are 11 daily vehicle trips calculated for the existing 31 bedroom care home, with one during the peak hour. We would like to clarify that the existing 31 bedroom care home is calculated to have **two peak hour vehicle trips** as per table 5.4 of the Transport Statement, prepared by Markides Associates, dated 9 April 2025. The table at paragraph 244 also notes that there will be 22 daily vehicle trips generated by the proposed development, with two during the peak hour. We would like to clarify that there will be **four trips generated at peak hour**, as per table 5.5 of the Transport Statement.
5. Paragraphs 257-260 discuss ecology and biodiversity. This section discusses the initial April 2024 bat survey at paragraph 259. We would like to clarify that the results of this bat survey found that there were no bats present on site. Furthermore, we would like to clarify that a further bat survey was carried out in August 2025, which also found no evidence of nesting bats on site. A copy of the bat survey report was sent to Officers via email on 22 August 2025.

We trust this is a helpful response in terms of some clarifications within the committee report but please do contact either Samantha Sainsbury or Kris Vasili of this office if you have any queries. We look forward to consideration of the application by Members at the Planning Committee meeting on 8 September 2025, and Mission Care and their key consultant team will be in attendance to answer questions from Members.

Yours sincerely



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