

BANKSIDE YARDS

AQUISITION FOR PLANNING PURPOSES

APPENDIX D

DESCRIPTION OF THE SCHEME, PLANNING AND PUBLIC BENEFITS

1. Bankside Yards, is a 2.1 ha development site bordered by the Thames River Walkway and Blackfriars Station to the north; Hopton Street to the east; Southwark Street to the south-west; and Blackfriars Road to the west (the “Site”). The Site spans the Blackfriars Thameslink railway viaduct, which essentially divides it into two sections, and includes the arches under the viaduct. The maximum extent of the site, for planning purposes, is shown on the plan at Appendix G of this report.
2. As is not uncommon for large redevelopment projects the planning history of the Site is complex. Permission for a large mixed-use scheme was first granted in 2014, since when a number of reserve matter permissions have been granted. More recently, in 2020, a new permission was granted for a revised scheme that includes substantial changes to the treatment of the section of the Site to the west of the railway viaduct.
3. The extensive public benefits of the scheme are included within the various permissions and associated s106 agreements. The overall package of benefits includes:
 - a) An in lieu affordable housing payment of at least £69m (subject to viability review and indexation this could rise to circa £100m) as well as 37 onsite affordable homes.
 - b) Borough CIL of £9.1m and Mayoral CIL of £3.3m; a contribution of £500k to the community project bank; construction apprenticeship training for a minimum of 43 local people; the provision of affordable workspace; and a commitment that 10% by value of goods and services for the development of the Scheme be procured locally.
 - c) A package of extensive public realm improvements that will see around half of the ground floor area of the site open to public access; creation of new east west pedestrian and cycle routes across the site; refurbishment of a section of railway arches; and, the setting out of a new public square and a public garden.
 - d) Provision of two cultural spaces, one that will provide a range of benefits to the LGBTQ+ community around the themes of social, cultural, wellbeing, support and advice.
 - e) The Scheme comprises a mix of uses including residential and, employment, leisure and cultural space that ultimately will deliver 341

new homes, space for an estimated 3,700 (full time equivalent) jobs and a hotel.

4. The original planning permission for the comprehensive redevelopment of the Site was granted on 28 March 2014 (ref. 12/AP/3940). The planning permission includes the demolition of the former Sampson House and Ludgate House buildings and redevelopment of the entire site to provide 489 flats as well as offices, retail, community uses and a gym. The consent was implemented in 2016.
5. The scheme was to include 9 buildings ranging in height from 5 to 49 storeys comprising 144,622 sqm GEA comprising: 489 flats (Class C3), 45,378 sqm (including basement) of offices (Class B1), 2,627sqm of retail (Classes A1-A5), 1,969sqm of community uses (Class D1) and 1,014sqm of gym (Class D2)", (the Original Permission).
6. The Original Permission covers the whole of the Site, i.e. both Bankside Yards East ("BYE") (previously known as Sampson House due to the now demolished previous building) and Bankside Yards West ("BYW") (previously known as Ludgate House, again due to the now demolished previous building).
7. The previous buildings across the Site have now been demolished and a shared basement has been constructed on BYW and construction of what is referred to Building 3 is far advance; pursuant to a reserved matters permission ref 18/AP/3696.
8. On 22nd December 2020 a new planning permission was granted for the BYE part of the site. This was for redevelopment to create two levels of basement and the erection of five buildings ranging from seven to 34 storeys plus plant (heights ranging from 28.9m AOD 123.9m AOD) to provide: 341 dwellings (Class C3); 8,054sqm (GIA) of office space (Class B1); 1,436sqm (GIA) of retail floorspace (Class A1-A4); 904sqm (GIA) of cultural floorspace (Class D1/D2); 16,254sqm (GIA) hotel with up to 126 rooms (Class C1); new open space; reconfigured vehicular and pedestrian access; highway works; landscaping; basement car park for 107 cars (including 29 disabled car parking spaces), plus servicing and plant areas; and works associated and ancillary to the proposed development" (ref. 18/AP/1603) (the "BYE Permission"). The BYE Permission is yet to be implemented.
9. The main differences between the Original Permission and the BYE Permission include the reduction in the number of buildings on the BYE part of the Site from six to five; increasing the height of three of the buildings compared to the Original Consent and decreasing the height on one other; an increase in homes; the creation of a large cultural venue; and, the provision of a hotel.
10. It is anticipated that the Scheme will continue to evolve in the future. Any future changes will require consent, and can be considered in the light of up to date planning policy.

Delivering policy aspirations and public benefits

11. The Site benefits from policy designations that support intensification, renewal and significant growth. The London Plan designates Bankside, Borough and London Bridge as one of four Opportunity Areas in the London South Central area and notes that this area has considerable potential for intensification and scope to develop the strengths of the area for strategic office provision as well as housing. It supports mixed leisure and culture related development, which will enhance its distinct offer as part of the South Bank Strategic Cultural Area and should include visitor accommodation. The London Plan sets targets of 4,000 new homes and 5,500 new jobs within this Opportunity Area.
12. Policy 2 of the LBS Core Strategy reinforces the London Plan objectives and states that Southwark's vision for Bankside, Borough and London Bridge is to continue to provide high quality office accommodation, world-class retail, tourism, cultural and entertainment facilities including the delivery of 1,900 new homes, 665 affordable homes and around 25,000 jobs by 2026.
13. The emerging New Southwark Plan sets higher targets more closely aligned with the London Plan. It sets out that the Council aims to deliver at least 2,355 new homes every year with 11,000 new council homes delivered by 2043 as part of the overall housing target. Alongside this, at least 58,000 jobs over the next 20 years will be created with at least 460,000sqm of new office space in the Central Activity Zones and in town centres. The Borough will be net carbon zero by 2050 with the Borough setting its own carbon neutrality target by 2030.
14. The Site is site allocation NSP 19 in the Southwark Plan 2022. The site allocation gives a minimum residential capacity of 598 homes across the site. It also requires that redevelopment of the site must provide: new employment floor space; active frontages with ground floor retail, community or leisure uses along Blackfriars Road; new east-west green links connecting Blackfriars Road to Hopton Street, including a new cycle link; leisure, arts, culture or community uses for the benefit of new residents and the existing local community; and new open space of at least 15% of the site area.
15. The Planning Committee report relating to the BYE Permission concluded:
 - a) *“Redevelopment of the site to provide new homes, hotel, retail, office, and leisure space is welcomed and the improved connectivity and public realm will be beneficial to the local area and people using this important part of the south bank. The range of uses being proposed is in line with development plan policy aspirations to improve the area and maximise the number of homes and jobs.”*
 - b) *“The development would bring forward various benefits for sustainable transport including new routes though the site in both east/west and north/south directions as well as improved access to cycle hire facilities. The sustainable public realm improvements with the creation of two new east-west routes which will significantly improve permeability and*

connectivity in the area. The proposal would provide an extensive improvement to the streetscape together with new active frontages which would improve the experience for pedestrians, and provide for natural surveillance. The new public spaces are a particular benefit of this development, offering a range of spaces with distinct characters including a substantial cultural space at the entrance to the cultural venue.”

- c) *“The design of the new buildings, which in some cases are significantly taller than their predecessors on the consented scheme, is considered to be of the highest quality and will make a substantial, positive contribution to the skyline of London and the cluster of tall buildings at the norther end of Blackfriars Road.”*

16. In seeking, to address the Climate Emergency and the Council’s own carbon neutral aspirations, the site-wide energy strategy has been reassessed such that Bankside Yards is now being designed, and delivered in the case of Building 3, to be the UK’s first major fossil fuel free mixed-use development, operating on an all-electric, site wide energy network with electricity from renewable sources. The development is required to submit Energy Strategies for the Council’s approval, which will secure these aspirations as the development progresses.