

Item No: 5.1 & 5.2	Classification: Open	Date: 4 October 2022	Meeting Name: Planning Committee
Report title:		Addendum report Late observations and further information	
Wards or groups affected:		North Walworth & Old Kent Road	
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 planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the 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. Report clarifications are required in respect of the following planning application on the main agenda, and additional information has been received:

Item 5.1 – 21/AP/1819: Plot H1 Elephant Park, Land Bounded by Walworth Road, Elephant Road, Deacon Street and Sayer Street North, Elephant and Castle, London, SE1

Report Clarifications and/or Additional Information

4. Corrections to one paragraph of the committee report should be noted by the Planning Committee. Paragraph 37 of the report refers to an incorrect number of retained trees. There are 9 existing trees on the Walworth Road frontage, of which 7 are to be retained, 1 would be removed and 1 may be removed depending on its future health. Paragraph 37 should be corrected as 18 new trees are proposed (not 17 as stated).
5. A copy was provided of a variation to the memorandum of understanding between Lendlease, the Council, and NHS organisations; the original memorandum is mentioned in paragraphs 112 and 113 of the committee report. This short document, signed on 16 September 2022 agreed firstly

the name change of the CCG to the “South East London Integrated Care System”, and secondly the target date (for agreeing the heads of terms for the lease of a health hub) be extended from 29 July 2022 to be 12 months following the grant of planning permission, and can be further varied by agreement.

Additional consultation responses received

6. Subsequent to the publishing of the committee report an additional 3 representations were received raising the following summarised issues:
 - There is no need for more office space. Office landlords can't find tenants, companies don't want the expense of office space when staff are working remotely.
 - Council owned social housing is urgently required instead.
 - Trader and market traders must be given space to relocate.
 - It is too big, too tall, too ugly and too dense. Development too high.
 - Cause loss of character of the area. Out of keeping with character of area.
 - Over development.
 - More open space needed on development. The tiny park is a joke and inadequate for a heavily congested area with poor air quality.
 - Affect local ecology.
 - Overshadowing of the trees and park which need light.
 - Conflict with local plan.
 - Inadequate public transport provisions.
 - Increase in traffic.
 - Increase of pollution.
 - Increase danger of flooding. Only impermeable paving has been installed.
 - Loss of light.
 - Loss of privacy.
 - Not enough information given on the application.
7. Further objection comments from Southwark Law Centre were received in a briefing paper, attached to this addendum, raising issues about housing, viability, health hub, community space, design and massing, affordable retail, carbon reduction and social rent enforcement action.
8. Further comments from the NHS South East London CCG in support of the proposed health hub were received.
 - As part of the development, it is important that health provision is considered. A new state of the art health hub could provide excellent healthcare facilities for people and communities within the area. The hub could also help to meet the needs of the diverse and increasing population in the area. A hub would also provide equity of access across the borough as it will aim to mirror the provision of a main

health hub in Dulwich so there is similar health service provision in the north of the borough.

- A health hub has not yet been given planning permission as part of Elephant Park. In the event of planning permission being granted, the CCG will work closely with partners to ensure that people and communities in the area can access the best services possible, including care from local GPs. This would mean new facilities for existing practice(s) and local GPs to work from that would enhance the care they're able to provide and avoid potential closures. As seen in other areas, the CCG would expect other health and wellbeing services to be co-located with the practice including diagnostic services (e.g. blood testing, ultrasound scanning), secondary care services, mental health services as well as voluntary care services and other community uses enabling patients to receive more joined up care in a single location.
- Previous developments in the borough, similar to what is proposed at Elephant and Castle, have seen a continuity of high-quality care in an improved facility for local people. Without the required planning permission, the CCG has had no formal discussions with primary care providers about this and no decisions have been taken.
- If permission is granted, the CCG would seek to talk with existing care providers in the immediate area and other partners to establish a proposal showing options for the future of GP provision in the area. The CCG would look to meaningfully engage with people and communities in the development and implementation of any proposal and to consult if the proposal represented a significant change in the provision of care in the area.
- As far as the CCG is aware, both the Princess Street Surgery and Manor Place Surgery have no immediate plans to move or close their practices and will continue to provide high quality care and support to people in the Elephant and Castle area.
- The CCG has been trying to secure a health hub in this area for about 25 years and are fully engaged and supporting of the proposals for a health and wellbeing hub and have informed the current proposals and space requirements.
- The CCG has engaged architects to undertake a piece of work looking at the local population health needs and demand to inform the service mix for the new hub, this should be complete in October. The CCG is also engaging an extensive engagement process with local stakeholders, voluntary groups and the public about what services are needed at the new hub.
- The CCG wants to make sure that the services in the new health and wellbeing hub are designed to meet the needs of the local population and that the hub has a real link with planned community spaces and is developed as a vibrant community hub. To get this right will require involvement of the local community and the CCG is looking at how to best do this and timescales at the moment, it will be taken to the Southwark Strategic Partnership Board (co-chaired by the council) in the first week November.

CONCLUSION OF THE DIRECTOR OF PLANNING AND GROWTH

9. Having taken into account the additional consultation responses and additional information, the recommendation remains that planning permission should be granted, subject to the conditions and completion of a planning agreement as set out in the report.

Item 5.2: 21/AP/4757 ILBERTON WHARF, 1-7 ROLLINS STREET, LONDON, SOUTHWARK, SE15 1EP

Corrections and clarifications on the main report

10. The following paragraphs regarding energy figures and contribution should be replaced in the main report.

Paragraph 259 – Be Lean:

11. For this stage the proposed development achieves a **28%** reduction below the baseline site-wide. This represents a **25%** reduction for domestic areas and a **38%** reduction for the non-domestic areas using SAP10.

Paragraph 264 – Be Clean:

12. The proposed communal ASHP heating system, supplying both space heating and domestic hot water supply to all units, produces a **42%** carbon reduction for the Domestic assessment and a **0%** reduction for the Non-domestic areas, resulting in an overall site-wide carbon reduction of **34%** at the Be Clean stage.

Paragraph 267 – Be Green:

13. The proposed implementation of low and zero carbon technologies, a combination of solar PV serving the units, and a VRF/ASHP system for the commercial spaces, provides an overall site-wide carbon reduction of **5%** - comprised of a **2%** carbon reduction for the Domestic areas, and a **20%** carbon reduction for the Non-domestic areas.

Paragraph 268 – Overall energy savings:

14. The Overall energy savings is 67%.

Paragraph 269 – Carbon off-set contribution:

15. The revised contribution amounts to £208,444

Paragraph 293 – S106 Obligations table for energy contribution:

16. The revised contribution amounts to £208,444

CONCLUSION OF THE DIRECTOR OF PLANNING AND GROWTH

17. Having taken into account the amendments to the original report the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report, completion of a s106 agreement, and referral to the Mayor of London.

REASON FOR URGENCY

18. Applications are required by statute to be considered as speedily as possible. The applications have 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

19. The additional information and responses have been received since the original reports were published. 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	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403