

Item No: 5, 6.1 & 6.2	Classification: Open	Date: 24 April 2023	Meeting Name: Main Planning Committee
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		London Bridge and West Bermondsey Chaucer	
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 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 5: 22/AP/0485 - 87 NEWINGTON CAUSEWAY, LONDON, SE1 6BD

4. Since the publication of the report, planning officers have had further discussions with colleagues in Southwark Construction about the programme for the Elim Estate redevelopment. The £5.9m payment would allow this to progress with a potential start on site in December 2024, subject to the scheme achieving planning permission.

ITEM 6.1: 19/AP/0404 – 40-44 BERMONDSEY STREET VINEGAR YARD WAREHOUSE 9-17 VINEGAR YARD AND LAND ADJACENT TO 1-7 SNOWFIELDS, LONDON, SE1

Corrections and clarifications on the main report

Corrections to page 74

5. Whilst the financial contributions have been agreed, the £270,000 towards bus service improvements is still under discussion with Transport for London and will be finalised prior to any Stage II referral.

Correction to paragraph 64

6. This text should be amended to read 'The Class E(g) office space and affordable retail unit would be offered at a 75% of market rent'. This reflects the 25% discount on market rent agreed with the developer and set out in paragraph 63 of the report.

Correction to paragraph 361

7. The legitimate aims of the application are to provide a mixed user commercial development comprising office and retail space.

Additional condition

8. An additional condition should be added to the draft decision notice that requires an undertaking for fire access to be provided. This would be included on any decision issued. Additionally, officers seek delegated authority to make amendments and additions to the conditions prior to Stage II referral.

Additional consultation responses

9. The committee report accurately captures the number of consultation and re-consultation responses received from members of the public as of the date the report was sent to the Constitutional Team. Since that date, a further 10 objections have been received. The additional objections raise issues that have already been considered in the committee report and are summarised as follows:

- Development is too high
- Loss of daylight/sunlight
- Loss of privacy
- Out of keeping with the character of the area
- Over development
- Wind impacts
- Too close to adjoining properties
- In conflict with the local plan
- There would be an increase in traffic
- There would be an increase in pollution
- There would be noise nuisance
- There would be inadequate public transport provision
- There would be inadequate parking
- Affects local ecology
- Increased risk/danger of flooding
- More open space needed

- Strain on existing community facilities
 - There would be impacts on heritage and heritage assets
 - In appropriate scale and massing
 - Will set a dangerous precedent
 - Loss of blue sky
 - General dislike of the proposal.
 - Poor design.
10. Additional correspondence was received from the Old Bermondsey Forum seeking clarity on paragraph 374 of the report which states that the building has been identified in planning policy as being suitable for tall buildings however only part of the site benefits from a site allocation. Clarification on the policies is sought.
11. The Vinegar Yard Warehouse part of the site benefits from an allocation within the Southwark Plan 2022, NSP54, and this states that comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. The allocation states that taller buildings should be located towards the west of the site with building heights stepping down in height from west to east and that taller buildings should not detract from the primacy of The Shard. Together with the remainder of the Bermondsey Street part of the site, the entire application site is part of the London Central Activities Zone and the Bankside, Borough and London Bridge Opportunity Area.
12. The Bermondsey Street building reaches a maximum of 47.5m above grade (including rooftop plant). As a tall building, it is located within the London Central Activities Zone and the Bankside, Borough and London Bridge Opportunity Area where such high-rise intensification of development is generally appropriate. In any event and as set out in the Committee Report, any tall building is expected to also comply with policy P17 of the Southwark plan 2022. As part of the comprehensive assessment of the proposed development, officers have assessed the proposed tall building against Policy P17 which requires tall buildings to:
1. Be located at a point of landmark significance; and
 2. Have a height that is proportionate to the significance of the proposed location and the size of the site; and
 3. Make a positive contribution to the London skyline and landscape, taking into account the cumulative effect of existing tall buildings and emerging proposals for tall buildings; and
 4. Not cause a harmful impact on strategic views, as set out in the London View Management Framework, or to our Borough views; and
 5. Respond positively to local character and townscape; and
 6. Provide a functional public space that is appropriate to the height and size of the proposed building; and

7. Provide a new publicly accessible space at or near to the top of the building and communal facilities for users and residents where appropriate.
13. Officers have considered these points in full in the main body of the report (from paragraph 111 onwards) and concluded that the development would be in compliance with the aims and objectives of this policy and as such the proposal for a tall building in this location is considered to be policy compliant.
14. The OBNF have requested the full Design Review Panel comments (provided on the planning register and directly to the OBNF) and have queried the absence of the view of the site from the west, specifically a view taken eastwards from halfway down Melior Street. View 23 of the TVIA Addendum covers the view eastwards along Melior Street and is taken from the junction of Weston Street. A view has been provided of the proposed development on its own as well as a cumulative view whereby the approved schemes at Capital House and Becket House are shown in wireline. Officers are satisfied that View 23 is appropriate to allow an assessment of the impact of the scheme in views eastwards and this is presented (with image) in the Committee Report.
15. The OBNF have also requested copies of the Design and Conservation Team comments on this application. A copy of the draft comments with track changes showing the final agreed position on a range of design and heritage issues has been provided.
16. The Conservation Area Advisory Group (CAAG) have requested that their comments be published in full. The full comments from CAAG are set out below:

This was noted to be an application for a different scheme, with different architects, from that previously seen by the panel for an important and prominent pair of sites. The treatment of the extension of the old warehouse building on the Vinegar Yard part was thought to be generally more appropriate to its site and to the listed warehouse, though the detailed treatment of the building's elevations would benefit from further development. The reuse of the concrete frame of the existing building at the top of Bermondsey Street was appreciated too. As before, the diagonal pedestrian passageway through the scheme helping to link the two sites was welcome. However, there was much concern about the height and bulk of this upwardly extended building in relation to its neighbours. The panel thought that, despite the stepped back terracing, there would be significant overshadowing of the top of the street. The bulk and character of the extended building was also thought inappropriate in an important conservation area, at the top of this characterful street of period warehouses. The re-clad brick base was thought to lack appropriate character. Greater acknowledgement of the context of the building and references to its neighbours in the detailing and

choice of, perhaps, polychrome brickwork, was suggested. The building would have a major impact on this part of the street and it was not thought appropriate to its period townscape because of both its height and bulk and the lack of adequate context in its detailing and choice of materials. The planting shown on the terraces was welcome but there was some concern that some of the large trees shown could be vulnerable to the high winds that are becoming more prevalent due to climate change.

OBNF have requested copies of the Design and Conservation Team comments on this application. A copy of the draft comments with track changes showing the final agreed position on a range of design and heritage issues has been provided.

Conclusion of the Director of Planning and Growth

17. 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, Stage 2 referral to the Mayor and completion of a s106 agreement.

ITEM 6.2: 22/AP/1068 - 5-9 ROCKINGHAM STREET AND 2-4 TIVERTON STREET, SE1 6PF

Corrections and clarifications on the main report

Correction to paragraph 65 (Consultation responses from members of the public and local groups)

18. The committee report incorrectly stated that 20 unique objections had been received, when in fact 21 had been received. The table given at paragraph 65 of the committee report should, therefore, have read as follows:

<u>Original round of consultation: Summary table</u>		
Total number of respondents: 21	Total number of responses: 25	
The split of views between the 21 respondents was:		
In objection: 20	Neutral: 0	In support: 1

Correction to paragraphs 69-82 (Reasons in objection)

19. The objection not accounted for in the committee report was from the Ministry of Sound (MoS) nightclub, which operates from premises at 103 Gaunt Street. The concern raised by MoS's objection is that the proposed

residential use could threaten the ability of the nightclub to continue operating. On this basis, the MoS requested a deed of easement of noise be entered into by the owner of the site, noting that such a mechanism was secured in the Two Fifty One residential development when granted approximately a decade ago. The deed of easement would essentially grant a legal right for the nightclub to emit sound waves at the levels set out in the deed and for those sound waves to pass over the development.

20. Officers do not consider it necessary or proportionate to require the applicant to agree to a deed of easement, given the distance between the application site and the nightclub. Although a deed of easement may have been agreed at Two Fifty One, this development is located much closer to the nightclub (approximately 25 metres at the closest point) than the 5-9 Rockingham Street site (approximately 85 metres at the closest point). Suitable noise-related planning conditions are recommended in respect of 22/AP/1068, which would provide adequate protection for the future residents as well as existing surrounding uses.

Correction to paragraph 382 (Urban greening)

21. Paragraph 382 of the report contains an error at bullet point 4, as it suggests no green/brown roof is proposed when in fact the proposal would deliver 39.1 square metres of coverage. The bullet point should be amended as follows (typo in strikethrough, corrections in **bold**):

*“...roof areas have been maximised for use of services equipment to deliver the required Energy Strategy, resulting in ~~no~~ possibility of **limited opportunity for** green/brown roofs on the tower top.”*

Correction to paragraph 424 (Cycle parking)

22. Paragraph 424 contains a typo (typo in strikethrough, corrections in **bold**):

*“While for the purposes of this assessment, the long-stay ~~requirement~~ **provision** for the flexible commercial unit has been treated as zero, facilities could realistically be provided as part of the fit-out of the premises, given that the **Southwark Plan** requirement is low (2 spaces)”.*

Correction to paragraph 422 (Cycle parking)

23. Paragraph 422 of the report states that the 12 foldable bikes for free hire by students will be contained within lockers. The applicant has asked that this be corrected, as the exact storage format has not yet been finalised, and as such the cycles may not necessarily be kept in lockers. They may, for example, be kept behind reception. Accordingly, this item from paragraph 516 should be amended as follows (typo in strikethrough, corrections in **bold**):

“In addition to the 204 long-stay spaces detailed above, 12 pre-loaded folding cycles ~~lockers~~ (providing a total of 12 spaces) would be located within the foyer of the main building”.

Correction to paragraph 516 (Planning obligations)

24. To ensure continuity with the correction to paragraph 422, this item from paragraph 516 should be amended as follows (typo in strikethrough, corrections in **bold**):

LONG-TERM PROVISION OF FREE-OF-CHARGE CYCLES <u>S</u> LOCKERS	Prior to occupation, the pre-loaded folding cycles <u>s</u> lockers shall be installed and available for use, and thereafter for the lifetime of the development the cycles shall remain free-of-charge and for the exclusive use of student staying in the accommodation.
Applicant’s Position: Agreed	

25. Paragraph 516 of the report states that submission and LPA approval of the Railway Arches (External) Works Specification will be required prior to implementation of the development. However, because the applicant needs to make use of the arches for storage through construction, they have asked that the trigger be changed to “prior to implementation of the use of the arches”. Officers consider this to be acceptable, and as such this item from paragraph 516 should be amended as follows:

Railway arches activation	
RAILWAY ARCHES (EXTERNAL) WORKS SPECIFICATION	Prior to <u>implementation of the use of the arches</u> , with the exception of any site clearance/ demolition and archaeological investigative works, the developer is to submit a ‘Railway Arches (External) Works Specification’ to the Council and receive its approval in writing. [...]
Applicant’s Position: Agreed	

Recommended revisions to the draft conditions

Condition 1 – Approved Plans

26. On the date the committee report and draft decision notice were published (14 April 2023), the full set of approved plans and documents had not been agreed by the case officer. As such, draft condition 1 ***APPROVED***

PLANS’ did not list out the plans and documents. The plans and documents have now been agreed. Accordingly, these should be inserted into Condition 1 ‘*APPROVED PLANS*’ of the draft decision notice. The full list of plans and documents are provided at Appendix A of this Addendum.

Condition to be omitted – Protection of Residential Units from Adjacent Commercial Uses

27. Draft condition 11, entitled ‘*PROTECTION FROM VIBRATION AND RE-RADIATED NOISE*’ was attached to the draft decision notice at the request of the Council’s Environmental Protection Team. Since the draft decision notice was published on 14 April 2023, the Team has notified the case officer to this condition was requested in error. In the Team’s opinion, Condition 11 is not needed as sufficient protection against noise and vibration disturbance would be provided by the other draft conditions. Accordingly, it is recommended that, in the event Members resolve to grant planning permission for 22/AP/1068, this no longer be subject to the ‘*PROTECTION FROM VIBRATION AND RE-RADIATED NOISE*’ condition.

Conclusion of the Director of Planning and Growth

28. 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, Stage 2 referral to the Mayor and completion of s106 agreement.

REASON FOR URGENCY

29. 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

30. 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
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Individual files	Environment Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403
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APPENDIX A - LIST OF APPROVED PLANS AND DOCUMENTS TO BE INSERTED INTO CONDITION 1 OF THE DRAFT DECISION NOTICE FOR ITEM 6.2 (5-9 ROCKINGHAM STREET AND 2-4 TIVERTON STREET, SE1 6PF)

Proposed plans, sections and elevations

- 'Context elevation - Southwest' - ROCK-MLA-XX-XX-DR-A-ZZ_130001 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'Context elevation - Northeast' - ROCK-MLA-XX-XX-DR-A-ZZ_130002 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'Context elevation - Northwest' - ROCK-MLA-XX-XX-DR-A-ZZ_130003 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level 00' - ROCK-MLA-XX-00-DR-A-ZZ_310000 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level 00 Mezzanine' - ROCK-MLA-XX-00-DR-A-ZZ_310001 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level 01' - ROCK-MLA-XX-01-DR-A-ZZ_310010 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level 02-03' - ROCK-MLA-XX-02-DR-A-ZZ_310020 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level 04' - ROCK-MLA-XX-04-DR-A-ZZ_310040 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level 05' - ROCK-MLA-XX-05-DR-A-ZZ_310050 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level 06' - ROCK-MLA-XX-06-DR-A-ZZ_310060 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level 07' - ROCK-MLA-XX-07-DR-A-ZZ_310070 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level 08-20' - ROCK-MLA-XX-11-DR-A-ZZ_310080 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level 21' - ROCK-MLA-XX-08-DR-A-ZZ_310210 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level 22' - ROCK-MLA-XX-22-DR-A-ZZ_310220 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd

- 'GA Plan - Level 23' - ROCK-MLA-XX-23-DR-A-ZZ_310230 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA Plan - Level -1 Basement' - ROCK-MLA-XX-B1-DR-A-ZZ_310910 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA elevation - Southwest' - ROCK-MLA-XX-XX-DR-A-ZZ_330001 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'GA elevation - Northeast' - ROCK-MLA-XX-XX-DR-A-ZZ_330002 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'GA elevation - Northwest' - ROCK-MLA-XX-XX-DR-A-ZZ_330003 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'GA section - A-A - Tiverton Street' - ROCK-MLA-XX-XX-DR-A-ZZ_320001 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'Base section - A-A - Tiverton Street' - ROCK-MLA-XX-XX-DR-A-ZZ_420001 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'Base section - B-B - National Rail' - ROCK-MLA-XX-XX-DR-A-ZZ_420002 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'Detailed elevation - Southwest' - ROCK-MLA-XX-XX-DR-A-ZZ_430101 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'Detailed elevation - Northeast' - ROCK-MLA-XX-XX-DR-A-ZZ_430102 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'Detailed elevation - Northwest' - ROCK-MLA-XX-XX-DR-A-ZZ_430103 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'Detailed elevation - Proposed arches' - ROCK-MLA-XX-XX-DR-A-ZZ_430105 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'Typical bay study' - ROCK-MLA-XX-XX-DR-A-ZZ_430001 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'Typical room layout' - ROCK-MLA-XX-XX-DR-A-ZZ_610001 - Rev PL1 - Dated 08.03.2022 - Produced by Macreanor Lavington Ltd
- 'Wheelchair unit layout' - ROCK-MLA-XX-XX-DR-A-ZZ_610002 - Rev PL3 - Dated 14.10.2022 - Produced by Macreanor Lavington Ltd
- 'Outdoor furniture zone' - ROCK-MLA-XX-00-DR-A-312000 - Rev P009.08 - Dated 14.04.2023 - Produced by Macreanor Lavington Ltd
- 'Public Realm Area' - ROCK-MLA-XX-00-DR-A-311000 - Rev P009.06 - Dated 05.04.2023 - Produced by Macreanor Lavington Ltd

Planning documentation

- 'Planning Statement [except those parts superseded by the Addendum(s) (listed below)]' - ALUL3006 - No revision/version number - Dated 14 March 2022 - Produced by Turley
- 'Planning Statement Addendum' - No reference number - No revision/version number - Dated 14 July 2022 - Produced by Turley

- ‘Planning Statement Addendum Letter’ - No reference number - No revision/version number - Dated 17 October 2022 - Produced by Turley

Flood, drainage and subterranean impact documentation

- ‘Flood Risk Assessment and Drainage Strategy V2’ - 2021007-S-REP002 - Rev P6 - Dated 24.05.2023 - Produced by Cre8 Structures LLP
- ‘Basement Impact Assessment’ - Ref 2021007-S-REP003 - Rev P3 - Dated 02.03.2022 - Produced by CRE8 Structures LLP
- ‘Archaeological Desk Based Assessment’ - JAC27786 - Version 4 - Dated 09.03.2022 - Produced by RPS Consulting Services

Transport and construction management documentation

- ‘Draft Delivery and Servicing Plan’ - No reference number - No revision/version number - Dated March 2022 - Produced by Caneparo Associates
- ‘Draft Student Travel Plan’ - No reference number - No revision/version number - Dated March 2022 - Produced by Caneparo Associates
- ‘Transport Assessment’ - No reference number - No revision/version number - Dated March 2022 - Produced by Caneparo Associates
- ‘Construction Management Plan pro forma’ - No reference number - Rev 1 - Dated 09.03.2022 - Produced by HG Construction
- ‘Construction Phase Plan’ - No reference number - Issue 01 - Dated March 2022 - Produced by HG Construction

Fire safety documentation

- ‘Pre-Planning Fire Strategy – RIBA Stage 2’ - OF-000292-OFS-01-E - No revision number - Dated 14.10.2022 - Produced by Orion Fire Engineering
- ‘Fire statement form’ [Gateway One form] - No reference number - No revision number - Dated 14.10.2022 - Produced by Orion Fire Engineering

Biodiversity and ecology documentation

- ‘Rockingham Street, Elephant & Castle, London - Biodiversity Net Gain Assessment’ - ECO02202 - No revision/version number - Dated 04.03.2022 - Produced by RPS Consulting Services
- ‘Ecology BREEAM Assessment’ - ECO2202 - Version 03 - Dated 04.03.2022 - Produced by RPS Consulting Services
- ‘Ecological Appraisal’ - ECO02202 - Version 03 - Dated 04.03.2022 - Produced by RPS Consulting Services
- ‘Phase 1 Geo-Environmental Preliminary Risk Assessment V2’ - JER9387 - Revision R2 - Dated 03.03.2022 - Produced by RPS Consulting Services
- ‘BREEAM Landscape and Ecology Management Plan’ - ECO02202 - Version 04 - Dated 24.03.2022 - Produced by RPS Consulting Services

Energy and sustainability documentation

- 'Energy Assessment' - 210067-SDP-XX-XX-RP-ES-04701 - Version 08 - Dated 13.03.2023 - Produced by Silcock Dawson and Partners
- 'Circular Economy Statement' - 210067-SDP-XX-XX-RP-ES-04705 - Version 5.0 - Dated 29.11.2022 - Produced by Silcock Dawson and Partners
- 'Dwelling Overheating Risk Assessment' - 210067-SDP-XX-XX-RP-ES-04702 - Version 4.0 - Dated 07.11.2022 - Produced by Silcock Dawson and Partners
- 'Breeam New Construction 2018: Pre-Assessment Report' - LOE00006 - Final Version - Dated 07.03.2022 - Produced by RPS Consulting Services
- 'Whole Life-Cycle Carbon Assessment' - 210067-SDP-XX-XX-RP-ES-04703 - Version 3.0 - Dated 27.05.2022 - Produced by Silcock Dawson and Partners
- 'Sustainability Statement' - 210067-SDP-XX-XX-RP-ES-04704 - Version 2.0 - Dated 09.03.2022 - Produced by Silcock Dawson and Partners

Daylight and sunlight documentation

- 'Daylight and Sunlight Report' - No reference number - Version 1 - Dated 07.03.2022 - Produced by Consil
- 'Addendum Daylight and Sunlight Report' - No reference number - Final Version - Dated 08.11.2022 - Produced by Consil

Building management documentation

- 'Purpose Built Student Accommodation Management Plan' - No reference number - Rev D - Dated April 2022 - Produced by Homes for Students

Design and heritage documentation

- 'Design and Access Statement' [except those parts superseded by the Addendum(s) (listed below)] - No reference number - No revision/version number - Dated March 2022 - Produced by Macceanor Lavington
- 'Design and Access Statement Addendum' - No reference number - No revision/version number - Dated July 2022 - Produced by Macceanor Lavington
- 'Design and Access Statement Addendum' - No reference number - No revision/version number - Dated October 2022 - Produced by Macceanor Lavington
- '(Built) Heritage, Townscape and Visual Impact Assessment' - No reference number - No revision/version number - Dated March 2022 - Produced by Montagu Evans

Environmental documentation

- 'Pedestrian Level Wind Microclimate Assessment' - RWDI #2103580 - Rev B - Dated 06.10.2022 - Produced by RWDI

- 'Noise and Vibration Impact Assessment' - 1620012920-RAM-RP-XX-XX-AC-0001 - Version 03 - Dated 07.03.2022 - Produced by Ramboll
- 'Plant Impact Assessment' - 210067 - No revision/version number - Dated 16.12.2021 - Produced by Silcock Dawson and Partners
- 'Air Quality Assessment' - 1620012920 - Rev 6 - Dated 09.03.2022 - Produced by Ramboll

Community engagement documentation

- 'Statement of Community Engagement' - No reference number - No revision/version number - Dated March 2022 - Produced by Icen