

ST/P6184
14 July 2017

Mr Colin Wilson
Development Management - Planning
Chief Executive's Department
Southwark Council
5th Floor, Hub 2
PO Box 64529
London
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BY EMAIL AND POST

Dear Colin

Malt Street Regeneration, land bounded by Bianca Road, Latona Road, Haymerle Road, Frensham Street and Malt Street, London SE1

Town and Country Planning Act 1990 (as amended)

On behalf of Berkeley Homes (South East London) Ltd we have today submitted via the Planning Portal (Reference PP-06210412), a hybrid planning application, for the regeneration of land bounded by Bianca Road, Latona Road, Haymerle Road, Frensham Street and Malt Street (excluding Nye's Wharf) London SE1, comprising:

Full details submitted for the demolition of existing buildings and structures and redevelopment of the central area (Phase 1) for the erection of 3 buildings between 6 and 40 storeys to provide 359 homes and 1,796 floorspace GEA of non-residential floor space within classes A1-A4, Class B1 and Class D1 and D2 use, an energy centre (750sqm) and new public open space and public realm with 129 on street and basement car parking spaces including 4 car club spaces and 563 Cycle Spaces;

Outline planning permission (scale, layout, landscaping, access and appearance reserved) for the demolition of existing buildings and structures to provide up to 72,400sqm floorspace GEA, comprising up to 691 residential units and up to 3,704sqm GEA of non-residential floor space within classes A1-A4, Class B1 and Class D1 and D2 use.

About the Applicant

The Berkeley Group builds homes and neighbourhoods focussing on creating beautiful, successful places in London and the South of England. The Group works together with all stakeholders to tackle the shortage of good quality homes, and make a lasting contribution to the landscape and to the communities we all help create. Berkeley Homes is one of six autonomous companies within the Group and has a focus on delivering major urban schemes in London. It has a track record of delivering major projects across London and in particular in Southwark. Some of Berkeley's key projects are highlighted below:

Tabard Square, Southwark: This exemplary scheme delivered 572 new homes on a site close to Borough underground station. The scheme delivered a high density development with private, social

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and intermediate tenures sited around a major new public square for the borough with a range of active uses fronting to the public realm. Tabard Square which includes a 23 storey tower is seen as an exemplar for high density mixed use development.

One Tower Bridge, Southwark: Located next to a world heritage site this high quality scheme delivers 417 homes and a range of retail, commercial and community uses. Given the sensitive heritage context the material and appearance of the scheme was designed to complement the surrounding townscape whilst still providing a high quality contemporary scheme within a tight urban grain. The provision of a landmark tall slender building is a marker for the regeneration of the site and demonstrates the quality of the scheme.

Stephenson Street, Newham: Following almost two years of engagement with Newham Council, the Mayor of London and local stakeholders Berkeley Homes submitted a planning application in June 2017 for the comprehensive redevelopment of this site delivering 3,800 new high quality homes, a new state of the art secondary school, a new community hub, a new entrance into West Ham Station and over 10 acres of public open space. This will transform this severed, unused and unloved piece of industrial land in to a new piece of 'City in the East'.

Woodberry Down: This is one of the largest estate regeneration projects in the Country and will, when complete, deliver over 5,500 new homes. The development will be undertaken in 8 phases and Berkeley Homes has delivered over 1400 homes with another 600 homes under construction. The scheme is predicated on high quality architecture and delivering outstanding public realm. The project is an excellent precedent for the Malt Street Regeneration Scheme as it demonstrates how Berkeley Homes works with Council, residents and other stakeholders to deliver real change and benefits for the wider community.

Site context

Berkeley Homes is strongly committed to the regeneration of the Old Kent Road Opportunity Area and has been working with the Council over a number of years to achieve the delivery of a major mixed use scheme on this underutilised brownfield site. The Application Scheme will be the first major scheme to be submitted for planning permission in the Opportunity Area and as such will be a benchmark and an exemplar for future application schemes in the area.

The Application Site is a large area of 2.31ha comprising principally three commercial uses which are not making effective or efficient use of the land and the proposed hybrid planning application will deliver a phased approach to the redevelopment of the site to deliver a high quality mixed scheme which will support the delivery of regeneration and the infrastructure into the area.

The Old Kent Road Opportunity Area is designated in the London Plan and the Council and the GLA is bringing forward the Old Kent Road Area Action Plan and Opportunity Area Planning framework (OKR AAP) to inform the regeneration proposals to be developed in the Opportunity Area. The Application Site is within Site Allocation OKR 14 in the OKR AAP and the Application Scheme fully accords with the wider regeneration objectives in the OKR AAP; providing a high quality designed mixed used development that incorporates up to 1,050 dwellings and up to 5,500sqm of non-residential floorspace within an attractive, sustainable and inclusive environment. The development of 20,000 new homes and 5,000 new jobs is essential to supporting the delivery of important infrastructure into the area including the proposed Bakerloo Line Extension.

Summary of scheme and key benefits

The Application Scheme is a genuine mixed-use scheme delivering a range of employment opportunities and over a thousand new homes. Following discussions with officers during the pre-

application discussions greater emphasis has been made to the location and type of employment space being provided. The Application Scheme increases the number of permanent jobs in this location from approximately 60 to potentially over 440 (with additional jobs associated with the residential use) and will deliver a range of types of job opportunities to support the entrepreneurial and creative business community that exists in this area. The commercial space provided will include office, flexible workspace and, studios as well as a range of retail and other active uses. This will assist the Council to meet its ambitious target in the OKR AAP of 5,000 new jobs and will provide more than half of the 600 jobs proposed within the Latona Road Mixed Use Employment Area.

The delivery of new homes is a key objective of national, strategic and local plan policy. The Application Scheme represents a necessary and positive use aimed at meeting the ambitious housing delivery targets of the New Southwark Plan of achieving 27,362 homes by 2025 and the draft OKR AAP which seeks 20,000 new homes in the Opportunity Area by 2036. The Application Scheme includes provision of affordable housing to meet local housing need and the number of homes to be provided is being assessed in association with the overall costs of the scheme and wider objectives of the regeneration including the delivery of new public realm, new employment space and major public transport improvements secured through the CIL and a S106.

A key benefit of the Application Scheme is the delivery of a significant provision of publicly accessible space which comprises 58% of the total site area. This new space includes a new Linear Park and Central Square which will provide attractive routes for pedestrians and cyclists.

Design evolution and alternatives

The Application Scheme has evolved through close consultation with you and fellow planning officers at the Council, as Local Planning Authority, the GLA, TfL, the local community and other stakeholders. The design process has seen an evolution of the design and the land uses to reflect the ambitions of the Council and Berkeley Homes for this important site. The changes include the delivery of enhanced public realm which reflects the AAP and the following the dialogue with the Council's masterplanners (Fluid Architecture) on the Local Development Study (LDS) exercise.

Further dialogue with the LDS team and the Council's planning officers identified a number of additional amendments which have also been incorporated into the scheme to ensure the proposals meet the ambitions for the site. These include the following key changes:

- Redesign of taller elements to reduce the footprints providing slimmer more elegant buildings;
- The provision of an additional focal point at Building B6 within linear park basin;
- Improved spacing between the proposed residential and employment blocks to improve public realm experience
- Increased provision of employment space within the scheme providing up to 5,500 sqm of commercial floorspace;

Overall the design process has resulted in a scheme which has evolved and has taken on board comments from residents, the Council and other stakeholders to deliver the opportunity for exemplary business and retail accommodation, high quality residential homes, and a significant enhancement to the appearance and character of the local street scenes and wider character of the area.

The detailed component of the Application Scheme will deliver 25% of the homes as affordable (measured by habitable rooms). This in the context of the overall commitment to delivering a minimum 20% affordable housing across the whole Site by habitable rooms. This approach is entirely consistent with planning policy at National, London, and Borough level, all of which recognises that

viability has a large part to play in the delivery of affordable housing.

The delivery of affordable housing will be secured via a Section 106 Agreement prior to a planning permission being attained. If this process results in changes to the proposed quantum of affordable housing across the scheme then a further Environmental Assessment may be required. This would be dealt with by way of an Addendum to this ES.

The Application

The planning application is submitted as a hybrid application; i.e. partly as a detailed application and partly as an outline application and includes a full suite of formal and supporting application documents which assess the land use and environmental effects of the Application Scheme. It is accompanied by an Environmental Statement which fully assesses the impact of the Application Scheme on the local and wider environment.

The extent of the detailed and outline components of the application is set out on the Parameter Plans. For the outline component the following matters are reserved: Appearance, Means of access, Landscaping, Layout and Scale. Although the Outline Planning Application does not seek approval in detail at this stage for the exact layout or scale of buildings, details are provided of the maximum height, layout and uses within buildings.

The planning application is accompanied by a number of technical and non-technical reports to assist the Council in determining the application. These reports are separated into the formal documents for approval and supporting documents and studies.

The formal documents that form the planning application are:

- Planning Application Form prepared by Rolfe Judd Planning
- Planning Application Fee in accordance with the Town & Country Planning Application Fee Regulations 2012 (as amended)
- Land Ownership and Agricultural Holdings Certificate C prepared by Rolfe Judd Planning
- Development Specification (July 2017) prepared by Rolfe Judd Planning
- CIL Additional Information Requirement Form prepared by Rolfe Judd Planning and supporting letter prepared by Quod.
- Design Principles Document (July 2017) prepared by Rolfe Judd Architecture
- Site Location Plan - P6184/LP1
- Parameter Plans (1:1000 @ A3) prepared by Rolfe Judd Architecture
 - T190P100 Parameter Plan - Proposed Development Zones and Access Points Plan
 - T190P101 Parameter Plan - Proposed Ground Levels Plan
 - T190P103 Parameter Plan - Public Realm and Landscape Plan
 - T190P104 Parameter Plan - Proposed Land Use Plan Ground Floor
 - T190P105 Parameter Plan - Proposed Land Use Plan First Floor
 - T190P106 Parameter Plan - Proposed Land Use Plan Upper Floor
 - T190P107 Parameter Plan – Development Maximum Heights
 - T190P109 Parameter Plan – Phasing Plan
 - T190P111 Parameter Plan – Demolition Plan
- Detailed Planning drawings prepared by Rolfe Judd Architecture (Please see appendix 1 for full schedule)

The planning application is accompanied by a number of supporting documents and studies. Whilst these do not form part of the development for which approval is sought, they are submitted with the aim of assisting both the understanding and assessment of the proposals. Set out below are the

supporting application documents submitted.

- Covering letter prepared by Rolfe Judd Planning
- Design and Access Statement (July 2017) prepared by Rolfe Judd Architecture
- Ecology Report prepared by Peter Brett Associates
- Arboricultural Report (contained within the Ecology Report) prepared by Peter Brett Associates
- Planning Statement prepared by Rolfe Judd Planning
- Internal Daylight and Sunlight report assessing ('light within') prepared by Anstey Horne
- Servicing and Refuse Management Plan prepared by TTP Consulting
- Residential and Commercial Travel Plans prepared by TTP Consulting
- Social Sustainability Report prepared by Turleys
- Statement of Community Involvement prepared by Newington
- Fixed Point-to-Point Radio / Microwave Link & Local Telecommunication Services Impact Assessments prepared by G Tech
- Broadcast Television and Radio Reception Impact Assessments prepared by G Tech
- Sustainability Statement prepared by Whitecode
- Energy Statement prepared by Whitecode
- Employment Strategy prepared by Peter Brett Associates
- Viability and Affordable Housing Summary prepared by Berkeley Homes

Environmental Assessment

In May 2017 Rolfe Judd Planning submitted Requests for Scoping and Screening Opinions to the Council. In advance of receiving the Screening Opinion, the project team and in particular Peter Brett Associates, who are advising the Applicant on environmental matters, have considered that the Application Scheme is EIA development and an Environmental Statement would be submitted with the application. The Council issued a Scoping Opinion in response to the request on 23 June 2017 which set out those matters which were to be addressed in the Environmental Statement, the responses from consultees on the Request for a Scoping Opinion and those matters which were effectively 'scoped out'.

The Environmental Statement prepared by Peter Brett Associates will comprise the following suite of documents:

- **ES Non-Technical Summary (NTS):** This document provides a summary of the key issues and findings of the EIA.
- **ES Volume I:** This contains the full text of the EIA with the proposed chapter headings as follows:
 - Introduction
 - EIA Methodology
 - Planning Policy Context
 - Alternatives and Design Evolution
 - The Proposed Development
 - Transport and Access: The following documents are appended to the Transport Chapter.
 - Transport Assessment prepared by TTP Consulting
 - Bus Stop Audit prepared by TTP Consulting
 - PERS Audit prepared by TTP Consulting
 - Cycling Level Assessment prepared by TTP Consulting
 - Air Quality
 - Noise & Vibration
 - Ground Conditions

- Hydrology and Flood Risk
- Townscape and Visual
- Archaeology and Cultural Heritage
- Socio-economics
- Daylight/sunlight
- Environmental Wind
- **ES Volume II Technical Appendices:** Supplementary details of the environmental studies conducted during the EIA including relevant data tables, figures and photographs

The requisite application fee for the proposal has been calculated as **£68,829.00**. This is based on a fee of £63,824.00 for the detailed component (359 residential units and 1,796sqm commercial floorspace) and £5,005.00 for the outline component (1.27 hectares).

The fee has been paid to the London Borough of Southwark via BACS transfer under reference RE 183 94210. Confirmation of payment is provided at Appendix 2.

Next steps

Following submission of this application it is proposed that further additional discussions will be held with the Council and the GLA in advance of the Stage 1 Report being issued. In particular further dialogue will be required on matters related to viability and design. In regard to design, it is understood the Council is looking to put together a coordinated presentation to the Design Review Panel. In line with other major schemes in the borough it is considered that a presentation to the members of the Southwark Planning Committee and local Ward Councillors would be made.

It is expected that further technical information will be submitted in respect of the Environmental Statement supporting the application to further reinforce the conclusions of the report. It is also proposed that further discussions will be required with the Councils Infrastructure team to discuss the necessary Planning Obligations associated with the development and agree the scope of Community Infrastructure Levy phasing.

We trust that the submitted information will enable you to validate our clients' application at the earliest opportunity and is also sufficient for you to support the application. Should you have any queries pertaining to the application please do not hesitate to contact the undersigned.

Yours sincerely

Sean Tickle

Sean Tickle

For and on behalf of
Rolfe Judd Planning Limited

Cc	Michael Glasgow	London Borough of Southwark
	Harry Lewis	Berkeley Homes (SEL) Ltd
	Oliver Yeats	Berkeley Homes (SEL) Ltd

Appendix 1 – Detailed Component Drawing List
Appendix 2 – Proof of BACS payment

Appendix 1 – Detailed Component Drawing List

T10P00	P1	General Arrangement, Existing Ground Floor Plan
T10S01	P1	Existing, Site Sections, Sections S01, S02
T10S02	P1	Existing, Site Sections, Sections S03, S04
T2B1020E01	P1	Block B10, Proposed East Elevation
T2B1020E02	P1	Block B10, Proposed North Elevation
T2B1020E03	P1	Block B10, Proposed West Elevation
T2B1020E04	P1	Block B10, Proposed South Elevation
T2B1020E05	P1	Block B10, Proposed South Elevation & Section
T2B1020P00	P1	Block B10 , Proposed Ground Floor Plan
T2B1020P00M	P1	Block B10 , Proposed Mezzanine Floor Plan
T2B1020P01	P1	Block B10 , Proposed 1st Floor Plan
T2B1020P02	P1	Block B10 , Proposed 2nd Floor Plan
T2B1020P03-07	P1	Block B10 , Proposed 3rd to 7th Floor Plan
T2B1020P08	P1	Block B10 , Proposed 8th Floor Plan
T2B1020P09-13	P1	Block B10 , Proposed 9th to 13th Floor Plan
T2B1020P14	P1	Block B10 , Proposed 14th Floor Plan
T2B1020P15	P1	Block B10 , Proposed Roof Plan
T2B420E01	P1	Block B4, Proposed South Elevation
T2B420E02	P1	Block B4, Proposed East Elevation
T2B420E03	P1	Block B4, Proposed North Elevation
T2B420E04	P1	Block B4, Proposed West Elevation
T2B420P00	P1	Block B4, Proposed Ground Floor Plan
T2B420P00M	P1	Block B4, Proposed Mezzanine Floor Plan
T2B420P01	P1	Block B4, Proposed 1st Floor Plan
T2B420P02-16	P1	Block B4, Proposed 2nd to 16th Floor Plan
T2B420P17	P1	Block B4, Proposed 17th Floor Plan
T2B420P18-34	P1	Block B4, Proposed 18th to 34th Floor Plan
T2B420P35	P1	Block B4, Proposed 35th Floor Plan
T2B420P36-37	P1	Block B4, Proposed 36th to 37th Floor Plan
T2B420P38	P1	Block B4, Proposed 38th Floor Plan
T2B420P39	P1	Block B4, Proposed 39th Floor Plan
T2B420P40	P1	Block B4, Proposed Roof Plan
T2B920E01	P1	Block B9, Proposed North Elevation
T2B920E02	P1	Block B9, Proposed West Elevation
T2B920E03	P1	Block B9, Proposed South Elevation
T2B920E04	P1	Block B9, Proposed East Elevation
T2B920P00	P1	Block B9, Proposed Ground Floor Plan
T2B920P01	P1	Block B9, Proposed 1st Floor Plan
T2B920P02-05	P1	Block B9, Proposed 2nd to 5th Floor Plan
T2B920P06	P1	Block B9, Proposed Roof Plan
T220P-1	P1	General Arrangement, Proposed Basement Plan
T220P00	P1	General Arrangement, Proposed Ground Floor Plan
T220P01	P1	General Arrangement, Proposed 1st Floor Plan
T220P02	P1	General Arrangement, Proposed 2nd Floor Plan
T220P08	P1	General Arrangement, Proposed 8th Floor Plan
T220P18	P1	General Arrangement, Proposed 18th Floor Plan
T220P40	P1	General Arrangement, Proposed Roof Plan
T220S01	P1	Proposed Site Sections, Section S01
T220S02	P1	Proposed Site Sections, Section S02
T220S03	P1	Proposed Site Sections, Section S03
T220S04	P1	Proposed Site Sections, Section S04

T220S05	P1	Proposed Site Sections, Section S05
T220S06	P1	Proposed Site Sections, Section S06
T220S07	P1	Proposed Site Sections, Section S07
T220S08	P1	Proposed Site Sections, Section S08
T2B1020D01	P1	Block B10, Detail Bay Study 01
T2B1020D02	P1	Block B10, Detail Bay Study 02
T2B420D01	P1	Block B4, Detail Bay Study 01
T2B920D01	P1	Block B9, Detail Bay Study 01

Appendix 2 – Proof of BACS Payment

Payment Details		*Required Fields	
Status: Processed		Sub Status:	
Creation Date: 12/07/2017		Creator Name: PAUL LORD	
Payment Amount, Date and Description			
*Payment Currency	*Payment Amount	*Value Date	*Execution Date
GBP - Pound St	68,829.00	14/07/2017 	14/07/2017
Customer Reference 			
RE 183 94210			
Bank Reference			
531536			