

our ref: Q080290
your ref:
email: tom.dobson@quod.com
date: 20.03.19

CIL and S106 Team
London Borough of Southwark,
5th Floor Hub 2
Southwark Council
PO Box 64529
London
SE1P 5LX

Dear Madam/Sir,

RE: Malt Street Development Site, SE1, Community Infrastructure Levy

I am writing to confirm the proposed approach to the phasing of the development at Malt Street (bounded by Malt Street to the North, Haymerle Street to the West, Latona Road to the South and the Cantium Retail Park and Frensham Street to the East, London SE1).

Please note that this letter and the Additional Information Form submitted with the application reflect revised application details and supersede the previous letter and forms submitted for this site.

We intend that the planning conditions will confirm that this is a phased development for CIL purposes. This letter sets out the intended approach to phasing. The planning application is a 'hybrid' application which means that part is submitted in detail and part in outline. In terms of the latter outline submission, certain matters are reserved for future consideration. The split between the detailed and outline parts of the application are explained further below.

Overarching Approach

The development is a 'Phased Development' for CIL purposes. This means that the planning permission (when granted) will explicitly allow the development to be implemented in phases (consistent with the definition in Regulation 2 of the CIL regulations) and that consequently each phase of the development is a separate Chargeable Development (CIL Regulation 9). It is anticipated that such phases may comprise: demolition and site preparation works, basement works, and developments of buildings/plots.

The Additional Information Form submitted with the application is therefore illustrative and separate versions will need to be submitted for each phase. It has therefore been marked as draft.

In order to simplify matters the submission of a 'Development Phase Plan' for each phase will be submitted prior to commencement and will define the 'Time Planning Permission First Permits Development' allowing the CIL liability to be calculated. The applicant will also submit for each phase the relevant accompanying information (Additional Information Form, Assumption of Liability Notice, Claims for Relief and Commencement Notice).



The Description of Development as applied for is:

Full details submitted for the demolition of existing buildings and structures and redevelopment of the central area (Phase 1) for the erection of 4 buildings between 7 and 44 storeys to provide 420 homes, 1,197 sqm GEA of Class B1(c) floorspace and 785 sqm GEA of non-residential floor space within classes A1-A4, Class B1 and Class D1 and D2 use, an energy centre (750 sqm) and new public open space and public realm with 115 on street and basement car parking spaces and 697 Cycle Spaces

Outline planning permission (scale, layout, landscaping, access and appearance reserved) for the demolition of existing buildings and structures to provide up to 88,052sqm floorspace GEA, comprising up to 880 residential units, up to 3,316 sqm GEA of Class B1(c) floorspace and up to 1,702sqm GEA of non-residential floor space within classes A1-A4, Class B1 and Class D1 and D2 use and 4 car parking spaces at ground level and up to 1,453 Cycle Spaces. Detailed Description of the Proposal 1 and D2).

It should be noted that any Material Operations undertaken on the relevant land (i.e. within the application boundary) can potentially trigger a liability for CIL. As the development proposals may include significant public realm works, which do not generate a CIL liability as they contain no chargeable development, the applicant would like to reserve the right, if necessary, to agree with the Council further sub-phases for such works.

Submission of Forms

Enclosed with this letter is the Draft CIL Additional Information Form that covers the development as a whole.

At this stage, this form is illustrative and does not include social housing floorspace, as this remains the subject of discussions with LBS.

For each phase, prior to commencement, the CIL Additional Information Form (finalised), Assumption of Liability Form and Commencement Notice will be submitted. Where relevant, a Social Housing Relief Form will also be submitted.

Phase 0

The first phase is likely to cover the demolition of Bianca Road and Surrey Wharf and site clearance and enabling works to be carried out across the site (with the exception of demolition of Acorn Wharf). Phase 0 also involves the construction of the basement, which falls below several development plots.

We would like to confirm with you that the construction of this basement is a separate phase for CIL purposes and will not trigger liability for the above ground parts of these blocks, which will be delivered in Phases 1 (detailed) and Phase 2 and 3 Outline). (See below).

Phase 1

Phase 1 will be the implementation of the remainder of works associated with Phase 1 which forms the detailed component of the Application Scheme.

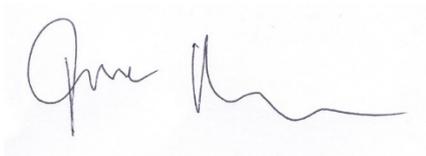
Later phases

CIL forms for the later phases of the development will be submitted in due course in draft to allow the Council to calculate the CIL liability in advance of commencement of these phases of development.

Next Steps

I hope this letter clarifies the approach to the calculation of CIL liability for this planning application. If you have any queries please do not hesitate to contact me, and I would be happy to discuss over the telephone or meet to clarify any points.

Yours sincerely,



Tom Dobson
Director

cc.
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