

BY EMAIL

Our reference: MGLA200423-5403

10 July 2023

Dear

Request for information – Borough Triangle

Thank you for your request for information which the Greater London Authority (GLA) received on 20 April 2023. Your request has been considered under the Environmental Information Regulations (EIR) 2004.

You requested:

Please find this request for all information relating to planning application 22/AP/3149. Your ref: GLA0700.

Please provide:

- Pre application advice, reports or notes
- Times and dates of meetings held
- Notes of any meetings held
- Notes of any phone conversations
- Email or written correspondence

Our response to your request is as follows:

Please note that the stage 1 letter and officer report is available on our planning portal at: [Planning Application: 2022/0700 \(london.gov.uk\)](https://planning.london.gov.uk/2022/0700).

The Pre-application meetings took place as follows:

- 10 November 2021
- 2 August 2022

Please find attached the information holds within the scope of your request.

We consider that some of the content falls under the exception to disclose at:

- Regulation 12(4)(e) Internal Communications
- Regulation 12 (5)(b) The course of justice and inquiries exception

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- Regulation 12(5)(e) Commercial or industrial information

In addition to the redactions applied within the attached communications, this applies to:

- GLA Pre-Application Meeting 2 – August 2022 (Presentation)
- Visuals attached to emails
- Legal advice provided to Planning case officer dated 8 November 2022

Regulation 12(4)(e) (Internal communications) applies to communications explicitly whereby GLA planning officers have engaged in free and frank discussions on matters pertaining to the planning application. The exception is engaged in order to protect the necessary space to explore ideas in private against the backdrop of a high profile application.

Regulation 12 (5)(b) (The course of justice and inquiries exception): This exception is very wide in coverage, in this instance it is used to cover material covered by legal professional privilege (LPP). LPP exists in this instance to protect advice from lawyer to client.

For the exception to be engaged, disclosure of the requested information must have an adverse effect on the course of justice. Disclosure of the exchange between client and lawyer would undermine the public confidence in the efficacy of LPP.

Regulation 12 (5)(e) (Commercial or industrial information) includes elements of the application such as the Presentation delivered by Berkeley at the pre-application meeting dated August 2022, parts of the Pre-application report and some of the communications with the GLA. The purpose of this exception is to protect any legitimate economic interests underlying commercial confidentiality.

This information is commercial in nature because it is not trivial, nor in the public domain and was provided to the GLA on a confidential basis and therefore protected by the common law of confidence. Disclosure of this information would prejudice the ability of Berkeley Homes to achieve best value for money with respect to their development. The confidentiality of this information is therefore required to protect the legitimate economic interests of Berkeley Homes because disclosure could affect their bargaining position and ability to operate in a competitive marketplace..

Regulation 12 (4)(e), Regulation 12(5)(b) and Regulation 12(5)(e) constitute as qualified exemptions from our duty to disclose information under the EIR, and consideration must be given as to whether the public interest favouring disclosure of the information covered by this exemption outweighs the public interest considerations favouring maintaining the exemption and withholding the information.

Effective decision making should be informed by engaging with key stakeholders; however, this engagement needs to be structured to be effective. Release of this information at this time would divert attention and resources away from the task at hand and towards responding to external thoughts whilst discussions are still ongoing. This in turn would also be likely to have an adverse effect on the GLA's ability to engage in free-flowing and honest exchanges of views in the future as it is likely that officials would become reluctant to explore all options.

The GLA acknowledges that there is a public interest in transparency in relation to planning and development matters, disclosure would enable the local community to understand more fully any decision-making processes.

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However, these communications took place in circumstances where a relationship of confidence was implied, and it is in the public interest to protect the principle of Legal Professional Privilege by allowing clients to have discussions with their lawyers in confidence. The best interest of the public – i.e. the public interest – is best served by ensuring that public authorities continue to debate robustly and comprehensively, considering all options and their potential impacts, for the best possible decisions to be taken.

If you have any further questions relating to this matter, please contact me, quoting the reference MGLA200423-5403.

Yours sincerely

Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

[REDACTED]

From: [REDACTED]
Sent: 10 January 2023 16:38
To: [REDACTED]
Subject: Borough Triangle scheme

Hi Both,

Just emailing to advise that I have had a quick look at the floorplans online, and each of the residential buildings (A, B, C, and D) have a single core with a single staircase.

Kind regards,

[REDACTED]
Principal Strategic Planner, Viability Team
GREATERLONDONAUTHORITY
Union Street, London SE1 0LL

www.london.gov.uk/what-we-do/planning

[REDACTED]
[REDACTED]
[Register here](#) to be notified of planning policy consultations or sign up for GLA Planning News

[REDACTED]

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 22 March 2023 15:53
To: [REDACTED]
Cc: [REDACTED]; [REDACTED]; [REDACTED]
Subject: RE: Borough Triangle Site (LB Southwark) [GLA Ref: 2022/0700] / [LPA Ref: 22/AP/3149] - GLA Viability Team Review Report [LICH-DMS.FID197354]

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[REDACTED] thank you for providing this.
We will review with our client and revert in due course.
Kind regards
[REDACTED]

[REDACTED]
Planning Director
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

lichfields.uk

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Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116, registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG.

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 22 March 2023 14:55
To: [REDACTED] <[REDACTED]@lichfields.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@lichfields.uk>
Subject: Borough Triangle Site (LB Southwark) [GLA Ref: 2022/0700] / [LPA Ref: 22/AP/3149] - GLA Viability Team Review Report

CAUTION: This email originated from an external source.

Dear [REDACTED]

Hope you are well.

Please find attached the GLA Viability Team's Report which reviews the applicant's submitted financial viability assessment for the proposed development [GLA Ref: 2022/0700] / [LPA Ref: 22/AP/3149] at the Borough Triangle Site in LB Southwark.

A copy of the report will also be sent to the LPA case officer at LB Southwark.

Kind regards,
[REDACTED]

Principal Strategic Planner, Viability Team
GREATERLONDONAUTHORITY
Union Street, London SE1 0LL
www.london.gov.uk/what-we-do/planning

[REDACTED]

From: [REDACTED]
Sent: 22 March 2023 14:55
To: [REDACTED] lichfields.uk
Cc: [REDACTED]
Subject: Borough Triangle Site (LB Southwark) [GLA Ref: 2022/0700] / [LPA Ref: 22/AP/3149] - GLA Viability Team Review Report
Attachments: GLAVT Report_2022-0700 Borough Triangle Site_Issued 22.03.2022.pdf

Dear [REDACTED]

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A copy of the report will also be sent to the LPA case officer at LB Southwark.

Kind regards,

[REDACTED]
Principal Strategic Planner, Viability Team
GREATER LONDON AUTHORITY
Union Street, London SE1 0LL

www.london.gov.uk/what-we-do/planning

Assessment of Financial Viability

GLA Case Number:	2022/0700
Scheme Address:	Borough Triangle Site, 18-54 Newington Causeway, 69 and 82-83 Borough Road SE1 6DR
Applicant:	Berkeley Homes (South East London) Limited
Local Planning Authority:	London Borough of Southwark
Date:	22/03/2023
Prepared by:	

1. Introduction

- 1.1 This document represents the position of the Greater London Authority's Viability Team in relation to the following viability submission made in relation to the planning application on this site:
- *Financial Viability Assessment & Affordable Housing Statement ("FVA")* prepared by DS2 LLP ("DS2") on behalf of the applicant, dated September 2022.
- 1.2 The borough's viability review has not been provided at this stage and should be sent through to GLA officers once available.
- 1.3 In this review, the GLA's Viability Team consider the extent to which the viability assessments submitted comply with the London Plan 2021 and Mayoral, National and Professional Guidance.
- 1.4 This report has been prepared to advise the GLA's Development Management Team and the Mayor of London and is also provided onto the LPA and applicant. Relevant professional guidance has been taken into account and this is confirmed in Section 12 of this report.
- 1.5 This document covers the following:
- Proposed development and affordable housing.
 - Site and context.
 - Form and methodology of the FVA and Review.
 - Viability inputs
 - Gross Development Value.
 - Development Costs.
 - Benchmark Land Value.
 - Appraisal results and analysis.
 - Overall comment and recommended next steps.

- Photographs and plans.

2. Non-Technical Summary

Scope of Report

- 2.1 This report constitutes a review of the 'Financial Viability Assessment & Affordable Housing Statement' ("FVA") prepared by DS2 on behalf of the applicant (Berkeley Homes (South East London) Limited) in relation to the planning application (GLA Reference: 2022/0700) at Borough Triangle Site, 18-54 Newington Causeway, 69 and 82-83 Borough Road SE1 6DR within the London Borough of Southwark.
- 2.2 It assesses the proposed scheme to establish whether the proposed affordable housing offer represents the maximum viable amount.

Proposed development

- 2.3 The planning application seeks permission for the demolition of all existing buildings/structures on the site and site clearance, except 82 and (part) 83 Borough Road, to facilitate the comprehensive redevelopment of the site for a phased residential-led mixed-use development.
- 2.4 As part of the development, 82 and (part) 83 Borough Road will be retained, altered and refurbished to provide flexible commercial, business and service, and learning and non-residential institution uses (Class E/F1).
- 2.5 The proposed scheme will comprise of four new buildings ranging in height from 5 to 46 storeys rising above a new basement structure. The proposed scheme will provide 838 residential units (C3 Use) alongside Class E/Sui Generis floorspace.
- 2.6 Non-residential floorspace will be included in Building C, as well as at the lower floors of Buildings A, B and D, and 82 Borough Road and part 83 Borough Road.
- 2.7 The application proposes 35% affordable housing provision by habitable room at an affordable housing tenure split of 50% social rent and 50% shared ownership.

Conclusions of Report

- 2.8 The FVA concludes that the proposed scheme incorporating 35% affordable housing at an affordable housing tenure split of 50% social rent and 50% shared ownership produces a profit residual of 7.56% on GDV which falls below the target profit of 18.44% on GDV showing a deficit of -10.88% on GDV. It therefore concludes that the affordable housing offer is in excess of the maximum viable amount based upon present day costs and values.
- 2.9 DS2 state that alongside value engineering and growth in residential and commercial values, the applicant is also examining the implications of securing affordable housing grant from the GLA in order to create additionality with respect to affordable housing.

- 2.10 It is noted that the actual profit output on a current day basis is over £54m and that the developer is prepared to proceed on this basis.
- 2.11 Furthermore, based on the applicant's target profit, the scheme would produce a substantial negative residual land value which does not seem credible taking into account the fact that the applicant purchased the site in September 2020 for £36.5m.
- 2.12 There are a number of inputs/assumptions adopted in DS2 FVA with which the GLA do not agree at this stage.

These include:

- Total construction cost
 - Finance rate
 - Development programme
 - Marketing housing marketing and sales agent fee allowances
 - Affordable housing disposal legal fee
 - Inclusion of post completion maintenance costs
 - Inclusion of service charge voids
 - Inclusion of £9,700,000 for 'Other Development Costs'
 - Market housing developer profit target
 - Benchmark Land Value
- 2.13 Following the GLA Viability Team's review of the FVA provided to support this application, it is considered that it has not been demonstrated that the proposed scheme is providing the maximum viable amount of affordable housing.
- 2.14 The applicant should engage with GLA Housing and Land to explore the potential of obtaining grant funding to achieve additionality in respect to the affordable housing provision.
- 2.15 It is understood that the proposed scheme may need to be redesigned to meet fire safety requirements. An updated FVA may be required to take account of the changes to the proposed scheme. The GLA will provide updated comments once this and the borough's viability review is received.

3. Proposed Development and Affordable Housing

3.1 The proposed scheme (LPA Ref: 22/AP/3149) is described as follows:

“Phased mixed-use redevelopment of the site comprising:

- Demolition of all existing buildings/structures and site clearance, except 82 and (part) 83 Borough Road which are to be retained, altered and refurbished for Flexible Commercial, Business and Service, and Learning and Non-Residential Institution Uses (Class E / F1);*
- Construction of basement structure and vehicular access;*
- Construction of buildings to provide Dwellings (Class C3), Flexible Commercial, Business and Service and mixed food and drink and leisure uses (including drinking establishments with expanded food provision, hot food takeaways, live music performance venue and cinema) (Class E / Sui Generis) and public toilets; and*
- Provision of associated car and cycle parking, open space and landscaping, means of access and highway alterations, installation of plant and utilities and all other associated ancillary works incidental to the development.”*

3.2 The proposed scheme will comprise of four new buildings ranging in height from 5 to 46 storeys rising above a new basement structure. The proposed scheme will provide 838 residential units (C3 Use) alongside Class E/Sui Generis floorspace.

3.3 Non-residential floorspace will be included in Building C, as well as the lower floors of Buildings A, B and D, and 82 Borough Road and part 83 Borough Road.

3.4 The proposed scheme comprises of 2,547 habitable rooms. The Design and Access Statement sets out that the proposed scheme will have 1,655 habitable rooms within the market housing and 892 habitable rooms within the affordable housing. Within the affordable habitable rooms, 446 will be social rent and 446 will be shared ownership.

3.5 In terms of the provision of amenity space, the proposed scheme will feature a new publicly accessible piazza located in the centre of the site; and Buildings A, B and C will feature communal roof terraces. The proposed development will further provide 1,360.7 sqm of playspace for ages 0-4 and 1,041.1 sqm for ages 5-11. A financial contribution is proposed towards the provision of 12+ years playspace.

3.6 In total, the proposed scheme will feature 3,257 sqm of communal amenity space, and internalised private amenity space is provided to residential units in the form of balconies and winter gardens.

Affordable housing

3.7 The proposed scheme includes 35% affordable housing by habitable room.

- 3.8 The 35% affordable housing provision comprises of 50% social rent and 50% shared ownership.
- 3.9 The site does not constitute Public Sector Land, nor does it constitute Strategic Industrial land, Locally Significant Industrial land or non-designated industrial land where a net loss in industrial capacity results. Therefore, in line with Policy H5 Part B (1) of the London Plan, a 35% affordable housing threshold applies to the site.
- 3.10 Policy H6 Part A of the London Plan sets out the affordable housing tenure split which should be applied to residential development.
- 3.11 Part A of Policy H6 requires a minimum of 30% low-cost rented homes, as either London Affordable Rent or Social Rent, allocated according to need and for Londoners on low incomes; and a minimum of 30% intermediate products which meet the definition of genuinely affordable housing, including London Living Rent and London Shared Ownership. The remaining 40% is determined by the borough as low-cost rented housing or intermediate housing based upon identified need.
- 3.12 At Local Plan level, it is noted that Policy P1 of LB Southwark's adopted Local Plan requires all schemes to be subject to site specific viability testing, unless the scheme provides 40% affordable housing at a policy compliant affordable housing tenure split without grant, in which case the scheme can follow the local fast track route. The policy requires schemes to provide a minimum of 35% affordable housing of which 25% should be social rent and 10% should be intermediate housing. The policy sets out separate affordable housing requirements for sites located in the Aylesbury Area Action Core.
- 3.13 The proposed development's affordable housing tenure split of 50% social rent and 50% shared ownership within the 35% affordable housing provision does not comply with the affordable housing tenure split set out in LB Southwark's Local Plan. This therefore requires the proposed scheme to follow the London Plan's Viability Tested Route.
- 3.14 The affordable units will need to meet affordability and eligibility requirements set out in the London Plan. Unrestricted market value of London Shared Ownership units cannot exceed £600,000. If the unrestricted market value of London Shared Ownership units exceed £600,000, they should be converted to a more affordable product (such as London Living Rent or Discount Market Rent).

4. Site and Context

- 4.1 The site is located in the London Borough of Southwark.
- 4.2 The site area is stated to equate to 1.01 hectares (2.5 acres) in the applicant's Planning Statement. The site is a triangular shaped plot and contains the London School of Musical Theatre (83 Borough Road), Former Baptists Chapel (82 Borough Road), Car Point Vehicle Hire (69 Borough Road) and Mercato Metropolitano (18-54 Newington Causeway).
- 4.3 In total the existing site comprises of 5,227 sq. m GIA of existing floorspace of which 1,289 sq. m GIA is existing Class F1 floorspace and 3,938 sq. m GIA is existing sui generis

floorspace. It is noted that Mercato Metropolitano is a meanwhile use which has been operating on the site since 2016.

- 4.4 The site is bound by Newington Causeway to the east, Borough Road to the north and by a railway viaduct and arches to the west.
- 4.5 The surrounding area is varied in terms of land use and built form. The local area includes residential, commercial and leisure uses and a substantial variance in existing building heights. The nearby Elephant and Castle Major Town Centre has seen significant redevelopment in recent years with the delivery of several large-scale residential-led schemes.
- 4.6 The site has a PTAL rating of 6b indicating that the site benefits from excellent public transport connectivity. Borough Underground Station (Northern Line) is located approximately 0.3 miles to the north east of the site, whilst Elephant and Castle Station (Thames link services, Northern and Bakerloo Lines) is located approximately 0.3 miles to the south of the site. There are a number of bus stops in close proximity to the site, as well as dedicated cycle lanes along Borough Road and Southwark Bridge Road.
- 4.7 There are no statutory listed buildings on the subject site and the site is not located within a Conservation Area. However, there are a number of Conservation Areas and listed buildings in close proximity to the subject site. In terms of listed buildings, the Duke of York Public House and Hanover House on Borough Road are both Grade II listed, No. 62 Borough Road is Grade II listed, and the Inner London Crown Court located on the opposite side of Newington Causeway is Grade II listed.
- 4.8 In terms of designations, the majority of the application site sits within Site Allocation NSP44 Newington Triangle within LB Southwark's adopted Local Plan. The applicant's Planning Statement advises that a number of buildings within the Site Allocation and which are excluded from the planning application red line boundary are not in control of the applicant.
- 4.9 In terms of other planning designations, the site is located within the Central Activities Zone ('CAZ') and the Elephant and Castle Opportunity Area.
- 4.10 The site is located in Flood Zone 3 and benefits from flood defences (Thames Barrier).
- 4.11 In respect to the site's most relevant planning history, the site has been subject to a number of requests for EIA Scoping Opinions relating to historic development proposals for the subject site. A planning application (LPA ref: 14/AP/3130) which sought the comprehensive redevelopment of the site to deliver 576 residential units alongside non-residential floorspace was withdrawn on 05/05/2016.

5. Form and Methodology of the FVA

- 5.1 DS2's assessment adopts a Benchmark Land Value of £12,500,000 as a fixed land cost in their appraisal producing a profit residual which is then compared to a target profit of 18.44% on GDV.

6. Viability Inputs

Gross Development Value

Breakdown of residential accommodation

- 6.1 The proposed scheme comprises of 838 residential units. The following tables provide a breakdown of the residential accommodation within the proposed scheme.
- 6.2 It is noted that the residential accommodation is likely to be revised to facilitate the introduction of second staircases within residential cores where these are required to ensure compliance with Policy D12 of the London Plan.

Building A: Residential Tenure	No. Residential Units	NIA sq. ft	GIA sq. ft
Market Residential	320	248,582	347,514
Shared Ownership	20	14,874	18,749
Total	340	263,456	366,263

Building B: Residential Tenure	No. Residential Units	NIA sq. ft	GIA sq. ft
Market Residential	296	225,591	301,602
Shared Ownership	35	28,700	36,278
Total	331	254,291	337,880

Building C: Residential Tenure	No. Residential Units	NIA sq. ft	GIA sq. ft
Shared Ownership	68	52,751	67,867
Social Rent	15	12,359	15,466
Total	83	65,110	83,333

Building D: Residential Tenure	No. Residential Units	NIA sq. ft	GIA sq. ft
Social Rent	84	74,930	92,803
Total	84	74,930	92,803

Total Scheme	No. Residential Units	NIA sq. ft	GIA sq. ft
Market Residential	616	474,173	649,116
Social Rent	99	87,289	108,269
Shared Ownership	123	96,325	122,894
Total	838	657,787	880,279

Residential: Market Tenure

- 6.3 The proposed scheme comprises of 616 market residential units.

- 6.4 The DS2 FVA adopts a total market housing sales value of £617,380,000, reflecting an average sales value of £1,302 per sq. ft across the total market housing NSA.
- 6.5 In their FVA report, DS2 reference a number of other schemes and their achieved sales values, but recognise that the proposed scheme benefits from a superior location and features taller towers when compared to these schemes.
- 6.6 A Residential Market Report produced by Savills is also included in the appendices of DS2's FVA report and sets out market commentary, and references several new-build developments in the local area.
- 6.7 DS2's adopted market housing sales values were advised by Savills and a unit pricing schedule is included at appendix 8 to DS2's FVA report.
- 6.8 The following table sets out a summary of the market housing unit pricing adopted in the FVA:

Unit Type	No. of Units	Unit Mix	Total Area (Sq Ft)	Average Size (Sq Ft)	Average Capital Value £)	Total Price	Average (£psf)
Studio	41	7%	19,197	468	£709,695	£29,097,500	£1,516
1 Bed	258	42%	156,657	607	£859,438	£221,735,000	£1,415
2 Bed	254	41%	223,225	879	£1,074,075	£272,815,000	£1,222
3 Bed	63	10%	75,093	1,192	£1,487,817	£92,732,500	£1,248
Total	616	100%	474,172	770	£1,002,240	£617,380,000	£1,302

- 6.9 The GLA Viability Team have conducted a review using Molior to identify further sales evidence; however, it is acknowledged that there is limited available new-build sales value evidence which is directly comparable to the proposed scheme.
- 6.10 It is further noted that a number of large schemes in the Elephant and Castle area have been delivered on a Built to Rent ('BtR') basis.
- 6.11 Brigade Court (Southwark Fire Station) 94 Southwark Bridge Road SE1 0EG is located approximately 450 metres to the north of the subject site and is currently under construction. The scheme will deliver a combination of new-build residential units and residential units set within refurbished buildings. The identified asking prices are outlined in Appendix D.
- 6.12 A further scheme which appears to be nearing practical completion is 185 Park Street (Triptych Bankside) SE1 9DY. The scheme is comprised of one 20 storey tower and one 18 storey tower, as well as a commercial block. Whilst Molior reports upon sales activity from the scheme, it does not yet provide any achieved sales evidence. The identified asking prices are outlined in Appendix E.

- 6.13 It is considered that 185 Park Street (Triptych Bankside) benefits from a superior location when compared to the subject site. 185 Park Street (Triptych Bankside) benefits from its close proximity to the River Thames and the upper floors of the scheme's two towers will command superior views of key Central London landmarks. It is therefore considered that this scheme is superior to the proposed scheme.
- 6.14 It is considered that Brigade Court is less comparable to the proposed scheme as it is a low rise scheme and located in an inferior location. It is considered that the subject site benefits from superior transport connectivity being in close proximity to Elephant and Castle and Borough Stations, as well as benefiting from a greater amenity offering due to its close proximity to emerging developments in Elephant and Castle. The proposed scheme's taller building elements will further act as key value drivers, which contrasts with the lower building heights at Brigade Court.
- 6.15 It is considered that the scale of the proposed scheme and the resultant placemaking will allow it to create its own environment which will have a positive impact upon achievable sales values. However, the market housing sales values adopted in DS2's FVA appear to be within a reasonable range.

Residential: Market Tenure sales velocity and off-plan sales rate

- 6.16 DS2 state that they have assumed that 60% of market units would be sold off-plan which is a view supported by Savills.
- 6.17 In addition, DS2 state that they have assumed a post practical completion sales rate of 5 units per month.
- 6.18 It is noted that in their Residential Marketing Report, Savills make reference to the sales rates at Orchard Point and The Highwood within the Elephant Park scheme which both achieved 80% off-plan sales.
- 6.19 Savills also make reference to Blackfriars Circus and consider it comparable as a tower scheme in SE1 and being at a similar market price point, and note that it achieved an off-plan sales rate of circa 80% between 2016 and 2019.
- 6.20 Savills' position is that the larger scale of the proposed scheme compared with Orchard Point, the Highwood and Blackfriars Circus would result in a lower off-plan sales rate.
- 6.21 As part of the process of reviewing FVAs for referable applications, the GLA Viability Team have reviewed off-plan sales rates for a large number of schemes which are broadly comparable in size and market price point to the proposed scheme, and it is considered that an off-plan sales assumption of 60% for the proposed scheme is highly conservative.
- 6.22 It is considered that higher off-plan sales rates of 70% and 80% should be indicatively modelled in the appraisal and the viability outcomes should be reported.
- 6.23 It is considered that a post-practical completion sales rate of at least 5 units per month post completion should be assumed.

Residential: Affordable Housing

- 6.24 DS2's FVA report refers to the use of ProVal software to calculate the social rent sales values using a 45 year cashflow. It is noted that a printout of the social rent valuation is included at appendix 9 to the FVA report.
- 6.25 It is however considered that DS2's ProVal assessments do not provide a full level of transparency in respect to all the input assumptions which underpin the social rent (and shared ownership) valuations. A review of the ProVal appraisal printouts appear to show the inclusion of fees associated with valuation, legal fees and development and administration which may therefore present a 'double counting' of costs given the affordable housing disposal fees and professional allowances already adopted within the appraisal.
- 6.26 DS2 state that based upon their assumptions, the average sales value generated for the social rented homes equates to £187 per sq. ft.
- 6.27 However, within their appraisal, DS2 adopt a value of £240 per sq. ft for the social rented housing stating that the value would sit at the higher end of the valuation spectrum.
- 6.28 In respect to the shared ownership units, DS2 state that the new shared ownership model will be adopted which amongst a number of other changes allows purchasers to acquire a minimum 10% equity share.
- 6.29 DS2 have included a printout of their shared ownership valuation using ProVal software at appendix 10 to their FVA report. DS2 state that their ProVal appraisal generates a value of £500 per sq. ft for the shared ownership units, but that due to the proposed development's location and the competitive environment of the affordable housing market a sales value of £525 per sq. ft has been adopted in the appraisal.
- 6.30 DS2 state that their assumed shared ownership values have been valued on the basis of the £90,000 household income cap set by the London Plan.
- 6.31 In line with Policy H6 of the London Plan, DS2 and/or the applicant should provide further information to demonstrate that the annual housing costs for the proposed shared ownership units are no greater than 40% of net household income based upon the £90,000 household income cap to ensure that these units can be considered to be affordable. In addition, it should be demonstrated that the shared ownership provision within the proposed scheme provides for households with a range of incomes below the £90,000 household income cap in line with London Plan policy.
- 6.32 The adopted social rent average sales value of £240 per sq. ft and the adopted shared ownership average sales value of £525 per sq. ft are considered to be reasonable assumptions for viability testing purposes and likely to reflect the achievable price.

Commercial Values

- 6.33 The proposed scheme will incorporate the following non-residential floorspace:

Use	NIA (sq. ft)	GIA (sq. ft)
Retail (Class E)	7,073	9,505
Sui Generis (Sui Generis of Class E)	38,642	43,433
Office (Class E)	7,781	10,175
Other non-residential use (Class F or Class E)	3,397	4,717
Basement	n/a	109,491

- 6.34 The following table provides a breakdown of the non-residential floorspace within each of the proposed buildings:

Building	Use	NIA (sq. ft)	GIA (sq. ft)
Building A	Retail (Class E)	1,883	3,017
	Sui Generis (public toilets)	n/a	200
	Other non-residential floorspace (Class F1 or Class E)	3,397	4,717
Building B	Retail (Class E)	5,190	6,287
Building C	Retail (Use Class E / Sui Generis)	31,974	35,261
Building D	Retail (Use Class E / Sui Generis)	7,234	8,172
Building E	Market office (Class E)	7,003	9,157
	Affordable office (Class E)	778	1,018

Proposed Retail (Class E) and Sui Generis Class E floorspace

- 6.35 In respect to the retail (Class E) and Sui Generis/Class E floorspace within the proposed scheme, DS2 cite a number of achieved lettings and asking rental values of retail properties, and resolve to adopt a rent per sq. ft of £32.50 for the proposed retail (Class E) and Sui Generis floorspace within the proposed scheme.
- 6.36 DS2 further cite a number of transactions of retail properties, said to have been identified using the CoStar platform, and which DS2 state shows a blended average capital value of £488 per sq. ft.
- 6.37 DS2 acknowledge that there is limited available evidence in respect to retail yields and refer to both the Knight Frank Investment Yield Guide (July 2022) and the CBRE Investment Yield Guide (August 2022).
- 6.38 Following their review, DS2 resolve to adopt a yield of 6.25% for the retail floorspace and a 6 month rent free period. DS2 report that these assumptions alongside a rent of £32.50 per sq. ft would give an average capital value of £504 per sq. ft for the proposed retail/Sui Generis floorspace.
- 6.39 Overall, it is considered that DS2's assumed rental value of £32.50 per sq. ft, rent free period of 6 months and capitalisation yield of 6.25% appear reasonable taking into

account the total floorspace quantum and that the floorspace will be finished to shell and core standard only (as set out in the applicant's cost plan).

- 6.40 It is noted that the LPA may seek the use of conditions to confirm the exact apportionment of retail (Class E) floorspace and sui generis floorspace within the proposed scheme, and it is understood that the applicant is in discussions with Mercato Metropolitano about potentially returning to the site following redevelopment.
- 6.41 Where evidence of pre-letting arrangements are available, and greater detail around the amount of retail floorspace and sui generis floorspace becomes available, the assumptions underpinning the value of the proposed Class E retail/sui generis floorspace should be amended to take account of this.

Proposed market office floorspace

- 6.42 In respect to the proposed office (Class E) floorspace, amounting to 10,175 sq. ft (GIA) within the proposed scheme, DS2 state that they have indicatively assumed that 10% of the floorspace (1,018 sq. ft (GIA)) would be provided as affordable workspace, and the remaining 90% (9,158 sq. ft (GIA)) would be provided at open market rent. It is understood that the affordable workspace requirement will be fully confirmed by the LPA.
- 6.43 It is understood that the office floorspace is proposed to be located within the former Baptist Church on 82 Borough Road, and will be delivered to shell and core standard (as outlined in the applicant's cost plan).
- 6.44 In their FVA report, DS2 set out a number of identified lettings of office floorspaces which are stated to give a blended average rent per annum per sq. ft of £48.50 per sq. ft.
- 6.45 In addition, DS2 set out a number of transactions of office units which they state produces a blended average sales value of £732 per sq. ft. DS2 also refer to the CBRE Investment Yields guide (August 2022) and Knight Frank (July 2022).
- 6.46 DS2 resolve to adopt an average rent per sq. ft of £50, an 18 month rent free period a 6% yield for the proposed market office floorspace which DS2 state gives an average value of £764 per sq. ft.
- 6.47 The GLA Viability Team have identified a number of achieved lettings of office units using the CoStar platform. The GLA Viability Team's identified office lettings are outlined in Appendix F.
- 6.48 In addition, the GLA Viability Team have sought to identify transactions of office units within close proximity to the subject site to provide a cross-check to DS2's adopted 6% yield.
- 6.49 However, following a review using CoStar, it is acknowledged that there is very limited available evidence relating to recent sales of comparable office units in the local area.

- 6.50 The GLA Viability Team's identified office transactions are outlined in Appendix G.
- 6.51 Overall, it is considered that DS2's assumed rental value of £50 per sq. ft, rent free period of 18 months and capitalisation yield of 6% for the market office floorspace are not unreasonable assumptions.

Affordable office workspace

- 6.52 DS2 have assumed a 24% discount to their average market rent of £50 per sq. ft to arrive at an average rent per sq. ft of £38 for the affordable workspace.
- 6.53 In addition, DS2 have capitalised the rental income with a yield of 7% stating that the softer yield is reflective of the covenant strength of the affordable workspace provides/occupiers. DS2 further adopt an 18 month rent free period for the affordable workspace.
- 6.54 It is not considered appropriate to adopt a different yield for the affordable workspace given that it is likely that the office unit, including both the market and affordable workspace, would be sold to an investor in a single transaction. It is therefore considered that the same yield applied to the market office floorspace should be applied to the affordable workspace floorspace.
- 6.55 It is further considered that an 18 month rent free period would likely be inappropriate for the affordable workspace, but the LPA may require a minimum level of fit out to be provided and this should be confirmed by the LPA.
- 6.56 The LPA should advise upon the affordable workspace requirement for the proposed scheme including the quantum of affordable workspace, the location of affordable workspace, any minimum fit out requirements, and the required discount from open market rent. Following this confirmation from the LPA, the adopted appraisal input assumptions should be amended accordingly.

Community floorspace

- 6.57 It is understood that 4,717 sq. ft GIA (3,397 sq. ft NIA) of Class F1 or Class E floorspace will be provided for community use within Building A.
- 6.58 DS2 state that they have assumed a nil value for this floorspace within their FVA.
- 6.59 The LPA should confirm the planning policy requirements in respect to the proposed community floorspace.
- 6.60 If it is the case that the community floorspace will be provided at a peppercorn rent into perpetuity, then this should be secured within the Section 106 agreement.
- 6.61 If it is not the case that the community floorspace will be provided at a peppercorn rent into perpetuity, then a value for the floorspace should be included in the appraisal.

Development Costs

Construction costs

- 6.62 The construction costs for the proposed scheme have been advised by Core Five.
- 6.63 The Core Five cost plan dated September 2022 is included at appendix 11 to the DS2 FVA report; and sets out a total construction cost of £463,400,000 inclusive of a £3,000,000 demolition allowance, £10,980,000 for external works and services, and a 7.5% contingency allowance, reflecting a cost per sq. ft of £438 on the proposed scheme's total GIA of 1,057,606 sq. ft.
- 6.64 It is noted that DS2's appraisal adopts a total construction cost of £428,070,000 (inclusive of the £10,980,000 for external works and services), and then further includes a £3,000,000 demolition allowance and a 5% contingency allowance as separate line items in the appraisal.
- 6.65 The applicant's cost estimate should be reviewed by an independent cost consultant.
- 6.66 As part of their review of the estimated construction costs, the cost consultant should also consider the potential for value engineering to reduce construction costs, conduct a build cost benchmarking exercise using data from tenders of comparable schemes, and also consider the relationship between construction costs and unit specification in light of the market price point.

Professional fees

- 6.67 Professional fees of 10% of the total construction costs has been adopted in the FVA.
- 6.68 It is considered that a professional fees allowance of 10% of total construction costs is reasonable for the proposed scheme, and such an assumption is in line with professional fee allowances adopted in appraisals of similar schemes reviewed by the GLA Viability Team.

Finance

- 6.69 A debit rate of 7.5% has been adopted in the FVA, but no evidence is provided to support this assumption.
- 6.70 It is noted that the total finance cost of £87,793,696 amounts to 13.27% of the total development cost which is significantly higher than expectations. It is considered unlikely that a developer would proceed with such a high long-term exposure to debt.
- 6.71 Larger established developers operating in the market often benefit from the best obtainable financing arrangements and lower finance rates. It considered that the proposed development, given its scale and the envisaged market price point, could only be delivered by a large established developer who would be able to benefit from lower development finance costs.

- 6.72 It is considered appropriate to test lower finance rates including 6.0% and 6.5%.
- 6.73 Community Infrastructure Levy and Financial Section 106 Planning Obligations
- 6.74 The FVA, includes CIL costs for each of the proposed buildings and the basement floorspace, but does not provide a clear breakdown between Mayoral CIL and Borough CIL.
- 6.75 The profiling of the CIL costs within the appraisal's cashflow should reflect the CIL instalment policy set by the LPA.
- 6.76 In addition, the FVA includes a carbon offsetting allowance of £1,093,000 and an estimated total financial S106 cost of £2,933,000 reflecting an assumed cost of £3,500 per unit.
- 6.77 The CIL liability and total financial S106 contributions should be checked and verified by the LPA.

Marketing, letting and disposal fees

- 6.78 The following table sets out the marketing, letting and disposal fee allowances adopted in the FVA:

Residential: Marketing Fees	2% of market housing GDV
Residential: Sales Agent Fees	2% of market housing GDV
Residential: Sales Legal Fees	£1,000 per market unit
Affordable Housing: Legal Fees	0.5% of affordable housing GDV
Letting Agent Fees - Commercial	10% of annual rent
Letting Legal Fees - Commercial	5% of annual rent
Commercial: Marketing Fees	£1.50 per sq. ft on commercial NIA
Commercial: Sales Agent Fees	1% of Commercial NDV
Commercial: Sales legal Fees	0.5% of Commercial NDV

- 6.79 It is considered that the adopted residential marketing fee and residential sales agent fees, each at 2% of market housing GDV, are excessive allowances. These assumptions should each be revised to 1.5% of market housing GDV which would align with fee assumptions adopted from similarly sized schemes reviewed by the GLA Viability Team whilst also taking account of the higher market price point.
- 6.80 The adopted letting agent fees, letting legal fees, commercial marketing and disposal fees and residential legal fees at £1,000 per unit are all considered reasonable and reflective of the proposed scheme's market price point.
- 6.81 It is considered that the adopted affordable housing legal fee of 0.5% of affordable housing GDV is likely to be an excessive allowance and this should be revised to reflect an appropriate fixed sum.

Profit

6.82 The profit allowances adopted by DS2 in their FVA are set out in the below table:

Type of Development	Percentage of GDV
	FVA
Market Tenure Housing	20%
Affordable Housing	6%
Commercial	15%

- 6.83 In support of their adoption of a developer's profit target of 20% on market housing GDV, DS2 make reference to the NPPG which states that financial viability assessments should which refer back to the viability assessment that informed the plan and provide evidence of what has changes since then.
- 6.84 DS2 make reference to 'New Southwark Plan Evidence Base: Housing Policy Viability Update Study' (November 2017) adoption of 20% on market housing GDV and also make reference to the London Plan Viability Study – Technical Report dated December 2017 stating that buildings over 20 storeys require a return of 20% on GDV.
- 6.85 Profit assumptions used in Local Plan testing have to take into account a range of sites and provide for an allowance for risk at the higher end of what might be expected. The total profit amount is also a factor and the substantial increase in residential values since 2017 would indicate that a lower profit percentage would be appropriate.
- 6.86 It is considered that the developer's profit for market housing should be no greater than 17.5% of market housing GDV as agreed on a number of tall complex schemes including Cuba Street and North Quay.
- 6.87 In respect to the proposed commercial element, it is considered that the adopted developer's profit of 15% on commercial GDV is a reasonable assumption.
- 6.88 It is considered that the adopted developer's profit of 6% on the affordable housing GDV is a reasonable assumption.

Development Programme

6.89 The following table outlines the construction programme assumed by DS2 in their appraisal of the proposed scheme:

	Duration
Pre-construction	6 months
Demolition	5 months
Basement/podium construction	10 months
Block A construction	47 months
Block B construction	49 months

Block C construction	27 months
Block D construction	26 months
Block E refurbishment	7 months
Total construction programme	83 months

- 6.90 DS2's assumed construction programme should be independently on behalf of the LPA by an independent cost consultant or project management consultant to determine whether the assumptions for the proposed scheme are reasonable.
- 6.91 DS2 state that they have assumed that 60% of market units would be sold off-plan which is a view supported by Savills. In addition, DS2 state that they have assumed a post practical completion sales rate of 5 units per month.
- 6.92 As outlined previously in this report, it is considered that an assumption of 60% off-plan sales is a very conservative assumption to adopt. Higher off-plan sales rates of 70% and 80% should be indicatively modelled and the impact on the appraisal outturn should be reported. An assumption of a sales rate of at least 5 units per month post-practical completion is considered to be a reasonable assumption for the proposed scheme.
- 6.93 In respect to the commercial floorspace within the proposed scheme, DS2 state that an average letting period of 6 months has been assumed with rental income capitalised 6 months post practical completion.
- 6.94 It is considered reasonable to assume that the majority of the commercial floorspace would be pre-let during the construction period, with the sale of the commercial units occurring upon practical completion.
- 6.95 DS2 state that affordable housing revenue has been profiled in the appraisal on the basis that 20% of the revenue is received upon commencement of construction, and the remaining revenue is received on a quarterly basis through the construction period.
- 6.96 DS2's approach to the profiling the affordable housing revenue in the appraisal is considered to be reasonable.

Other Development Costs

- 6.97 DS2's FVA includes 'Post completion Maintenance (PD)' of £1,232,000 and a 'service charge void' of £616,000 as development costs in the appraisal. These assumptions do not form standard assumptions for financial viability assessments for planning purposes and should therefore be omitted from the appraisal.
- 6.98 In addition, the DS2 appraisal includes a line item titled 'Other Development Costs' amounting to £9,700,000. The FVA report refers to these costs as being 'Third Party Costs'. A full breakdown of these costs should be provided to enable a full detailed review to be undertaken.

7. Benchmark Land Value

7.1 DS2's FVA adopts a £12,500,250 Benchmark Land Value ('BLV') for the subject site.

Existing Use Value

7.2 The subject site contains 5,227 sq. m GIA of existing floorspace of which 1,289 sq. m GIA is existing Class F1 floorspace and 3,938 sq. m GIA is existing sui generis floorspace. It is noted that Mercato Metropolitano is a meanwhile use which has been operating on the site since 2016.

7.3 The applicant has instructed Union Street Partners to provide an informal report (dated July 2022) in support of the proposed EUV of the site which they estimate to be £10,500,000 on the basis that all the units are let at Market Rent and an appropriate yield is applied. It is not clear what has been assumed in terms of either rents, yields or rent free/void allowances as a breakdown of the valuation has not been provided. Therefore, the adopted EUV assumption is not considered to be transparent.

7.4 The existing occupational terms and the existing leases should be provided for review.

7.5 The Union Street Partners report provides the following breakdown of the existing accommodation on the subject site:

Address	Occupier	GIA (sq. m)	GIA (sq. ft)
83 Borough Road	London School of Musical Theatre	556	5,985
82 Borough Road	Former Baptist Chapel	733	7,890
69 Borough Road	Car Point Vehicle Hire	109	1,173
18-54 Newington Causeway	Mercato Metropolitano	3,829	41,215

7.6 Within their FVA report, DS2 set out the following breakdown of the applicant's £10,500,000 EUV figure. This breakdown is set out in the below table:

Existing Site component:	Value
London School of Musical Theatre (83 Borough Road)	£997,500
Former Baptist Chapel (82 Borough Road)	£1,052,000
Mercato Metropolitano (18-54 Newington Causeway)	£8,243,000
Car Point Vehicle Hire (69 Borough Road)	£195,500

7.7 It is unclear where DS2 obtained the above breakdown of the applicant's EUV figure given that it is not set out within the Union Street Partners report.

7.8 A further figure of £12,500,000 has also been provided in the Union Street Partners report which is said to be the value of the site with Vacant Possession based on 'Capital

Value'. A number of comparables have been provided, but it is not clear whether these sales include 'hope value' for some Alternative Use.

- 7.9 It is also unclear whether purchasers' costs have been deducted from either figure in line with standard practice.

Premium

- 7.10 DS2 refer to the £12,500,000 figure from the Union Street Partners report, which is said to reflect the capital value of the site if sold with Vacant Possession, and adopt this figure as the Benchmark Land Value ("BLV").
- 7.11 DS2 comment that their adopted £12,500,000 BLV figure would give a premium of 19% when compared to their EUV figure of £10,500,000.
- 7.12 This approach is not supported by professional guidance which requires the premium to be assessed using a number of approaches. None of these approaches include taking a 'Capital Value' approach and looking at the difference between this and EUV derived from an investment based approach to arrive at the premium.
- 7.13 The Mayor's AH&V SPG confirms that the premium above EUV should be justified and reflect the specific circumstances of the site.
- 7.14 The PPG states that the premium should provide a reasonable incentive for a landowner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements. In the context of assessing the premium above EUV in decision-taking (i.e. a site-specific FVA), the PPG also states that "... *the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account*".
- 7.15 RICS Guidance requires assessors to carry out an assessment of a policy compliant scheme which should be used to inform the premium and this should be provided. In this case it seems likely that DS2's assumptions would result in a policy compliant RLV that is lower than their EUV so no premium would be applicable.

Market Evidence

- 7.16 The FVA does not seek to rely upon any market evidence to support their adopted Benchmark Land Value for the subject site.

Alternative Use Value

- 7.17 The FVA does not seek to rely upon an Alternative Use Value (AUV) to support their adopted Benchmark Land Value for the subject site.

8. Appraisal Results and Sensitivity Analysis

Appraisal Results

- 8.1 The FVA adopts a £12,500,000 Benchmark Land Value as a fixed land cost in the appraisal in order to assess the profit outturn which is compared to a target profit of 18.44% on GDV. The FVA concludes that the proposed scheme incorporating 35% affordable housing at an affordable housing tenure split of 50% social rent and 50% shared ownership produces a profit residual of 7.56% on GDV which falls below the target profit of 18.44% on GDV showing a deficit of -10.88% on GDV.
- 8.2 It is noted that the shortfall in developer's profit outlined in DS2's FVA would amount to -£78,074,945 based upon DS2's assumed GDV.
- 8.3 DS2 conclude that the proposed scheme is in deficit and the affordable housing provision of 35% at an affordable housing tenure split of 50% social rent and 50% shared ownership is excess of the maximum viable amount based upon present day costs and values.

Sensitivity Analysis

- 8.4 The RICS' Financial viability in planning: conduct and reporting Professional Statement at section 2.9 states that all FVA and reviews must undertake sensitivity analysis. This can take the form of testing changes in build costs and GDV and/or testing different inputs.
- 8.5 The DS2 FVA includes sensitivity analysis which models incremental 5% and 10% increases and decreases in market housing sales values and construction costs.
- 8.6 It is considered that DS2 should conduct a sense-checking exercise, and revisit key input assumptions in line with the recommendations set out within this report, and then perform further sensitivity analysis to ensure a robust reporting of development viability.

9. Sense Checking Exercise

- 9.1 Paragraph 3.10 of the Mayor's Affordable Housing and Viability SPG requires applicants to demonstrate that their proposal is deliverable and that their approach to viability is realistic. If the proposed level of affordable housing shows a deficit position, the applicant is required to demonstrate how the scheme is deliverable, in accordance with paragraph 3.10 of the Mayor of London's Affordable Housing and Viability SPG.
- 9.2 It is noted that residual valuations are sensitive to changes in value and cost assumptions. The RICS' *Financial viability in planning: conduct and reporting* Professional Statement requires that Chartered Surveyors undertake a "Stand back" sense checking exercise.
- 9.3 DS2's FVA concludes that the proposed scheme generates a residual profit of 7.56% on GDV which falls below their target profit of 18.44% on GDV and gives a deficit of -10.88% on GDV. It is noted that deficit of -10.88%, based upon DS2's assumed GDV, would amount to a deficit of -£78,074,945.

- 9.4 DS2 have not undertaken a sense-checking exercise to determine whether the conclusion of their viability assessment is reasonable and rational. They should provide an appraisal which shows the RLV of the proposed development as an output to enable them to carry out this exercise.
- 9.5 The RICS Valuation of Development Land (2019) guidance note sets out that best practice avoids reliance on a single approach or method of assessing the value of development property. It advocates an approach where valuation undertaken by the market comparison approach should be cross-checked by reference to the residual method; and conversely where a residual method is used it is important to cross-check the residual land value output with comparable market bids and transactions.
- 9.6 An analysis of comparable land transactions drawn from sites with planning permission with appropriate adjustment for s106 obligations and other factors, can provide a useful sense-check against the residual land value of a proposed scheme modelling full policy compliance as determined by an FVA. Where comparable land transactional evidence indicates that a residual land value is understated, it allows a valuer to essentially work backwards and review individual appraisal input assumptions so that they align with market evidence which ultimately ensures a greater accuracy in the assessment of development viability at the planning application stage.
- 9.7 The GLA Viability Team have identified that the subject site was acquired by the developer (Berkeley Homes (Capital) PLC) on 3 September 2020 for £36,500,000. It seems likely that DS2's appraisal would produce a substantially negative residual land value with their assumed developer profit requirement which does not seem to pass a sense check when compared with the price paid for the site.
- 9.8 In light of the recommendations outlined in this report, DS2 should undertake a sense-checking exercise to ensure that their adopted appraisal input assumptions including profit are reasonable and the reported viability position is robust.

10. Review Mechanisms

- 10.1 The Section 106 Agreement, in accordance with the London Plan 2021, will need to include early, mid and late stage review mechanisms. The review mechanisms should use the formulas set out in the Mayor's Affordable Housing and Viability SPG.

11. Overall Comments and Recommended Next Steps

- 11.1 Following the GLA Viability Team's review of the applicant's FVA, it is considered that it has not been demonstrated that the proposed scheme is providing the maximum viable amount of affordable housing.
- 11.2 It is noted that the proposed scheme may be required to be redesigned to facilitate the introduction of second staircases within residential cores to meet fire safety requirements. An updated FVA may be required to take account of the changes to the proposed scheme.

- 11.3 The applicant should engage with GLA Housing and Land to explore the potential of obtaining grant funding to achieve additionality in respect to the affordable housing provision.
- 11.4 The GLA will reassess the proposed scheme once the further information requested in this document and the borough's review (including the build cost review) have been provided.

12. Author Sign Off

12.1 The author(s) of this report confirms that:

- In preparing this report they have acted with objectivity, impartiality, without interference, and with reference to all appropriate sources of information.
- They are not aware of any conflicts of interest in relation to this report.
- In preparing this report, no performance-related or contingent fees have been agreed.
- This report has been prepared on the basis that it can be made publicly available.
- They are not providing ongoing advice relating to in relation to an area-wide financial viability assessment.
- Where this report relies on external contributions who have been instructed directly by the GLA, the contributors have been considered competent and understand that they must comply with the mandatory requirements of the relevant professional guidance. Where this report relies on external contributions who have not been instructed directly by the GLA (such as in relation to build cost advice) the GLA expects the instructing organisation to ensure the party appointed is aware of relevant requirements.
- Adequate time was taken to produce this report, proportionate to the scale and complexity of the planning application.

Author
   MRICS Date: 22/03/2023

Appendix A: Site Location Plan



Source: Site Location, Prepared by Maccreanor Lavington (dated August 2022)

Appendix B: Existing Site



Source: Google Maps (2023)

Appendix C: Renderings of proposed scheme



Source: Design and Access Statement, Maccreanor Lavington



Source: *Design and Access Statement, Maccreanor Lavington*

Appendix D: Brigade Court (Southwark Fire Station) 94 Southwark Bridge Road SE1 OEG – Asking Prices

Plot Ref	Floor	Beds	NSA (sq. ft)	Asking Price	Asking £psf	Date of Asking Price
DH.03	1	1	581	£770,000	£1,325	Dec-22
DH.10	1	Studio	474	£640,000	£1,350	Dec-22
DH.16	2	2	764	£920,000	£1,204	Dec-22
DH.23	3	2	990	£1,330,000	£1,343	Dec-22
DH.26	3	2	689	£1,010,000	£1,466	Dec-22
DH.29	4	1	581	£820,000	£1,411	Dec-22
DH.32	4	2	700	£1,007,000	£1,439	Dec-22
EH.02	1	1	506	£699,995	£1,383	Dec-22
EH.03	1	2	926	£975,000	£1,053	Dec-22
HC.01	G	2	1,367	£1,435,000	£1,050	Dec-22
WCH.11	4	1	570	£755,000	£1,325	Dec-22

Appendix E: 185 Park Street (Triptych Bankside) SE1 9DY – Asking Prices

Plot Ref	Floor	Beds	NSA (sq. ft)	Asking Price	Asking £psf	Date of Asking Price
E.0102	1	1	553	£995,000	£1,799	Dec-22
E.0104	1	1	552	£1,020,000	£1,848	Dec-22
E.0105	1	1	605	£1,045,000	£1,727	Dec-22
E.0201	2	2	1119	£1,825,000	£1,631	Dec-22
E.0206	2	2	920	£1,680,000	£1,826	Dec-22
E.0207	2	2	1038	£1,800,000	£1,734	Dec-22
E.0401	4	2	1141	£1,875,000	£1,643	Dec-22
E.0406	4	2	920	£1,730,000	£1,880	Dec-22
E.0407	4	2	1055	£1,850,000	£1,754	Dec-22
E.0601	6	2	1141	£1,925,000	£1,687	Dec-22
E.0606	6	2	920	£1,780,000	£1,935	Dec-22
E.0607	6	2	1055	£1,900,000	£1,801	Dec-22
E.0801	8	2	1157	£1,975,000	£1,707	Dec-22
E.0806	8	2	920	£1,830,000	£1,989	Dec-22
E.0807	8	2	1066	£1,950,000	£1,829	Dec-22
E.1001	10	3	1535	£3,250,000	£2,117	Dec-22
E.1002	10	2	1178	£2,355,000	£1,999	Dec-22
E.1003	10	3	1380	£2,650,000	£1,920	Dec-22
E.1004	10	3	1466	£2,865,000	£1,954	Dec-22
E.1201	12	3	1510	£3,450,000	£2,285	Dec-22
E.1202	12	2	1175	£2,475,000	£2,106	Dec-22
E.1203	12	3	1373	£2,750,000	£2,003	Dec-22
E.1204	12	3	1447	£3,075,000	£2,125	Dec-22
W.0106	1	2	1101	£1,910,000	£1,735	Dec-22
W.0107	1	3	1466	£2,665,000	£1,818	Dec-22
W.0207	2	2	1466	£2,600,000	£1,774	Dec-22
W.0307	3	3	1079	£2,650,000	£2,456	Dec-22
W.0401	4		910	£1,670,000	£1,835	Dec-22
W.0501	5	2	1079	£1,950,000	£1,807	Dec-22
W.0506	5	3	1485	£2,750,000	£1,852	Dec-22
W.0701	7	2	1087	£2,020,000	£1,858	Dec-22
W.0705	7	3	1491	£2,850,000	£1,911	Dec-22
W.0801	8	2	1093	£2,140,000	£1,958	Dec-22
W.0804	8	3	1410	£2,805,000	£1,989	Dec-22
W.0901	9	2	1098	£2,125,000	£1,935	Dec-22
W.0904	9	3	1410	£2,775,000	£1,968	Dec-22
W.1101	11	2	1114	£2,350,000	£2,110	Dec-22
W.1204	12	3	1410	£2,925,000	£2,074	Dec-22
W.1301	13	3	1574	£3,550,000	£2,255	Dec-22
W.1302	13	2	1173	£2,675,000	£2,280	Dec-22
W.1502	15	2	1180	£2,775,000	£2,352	Dec-22
W.1503	15	3	1399	£3,075,000	£2,198	Dec-22
W.1602	16	2	1175	£2,850,000	£2,426	Dec-22

Appendix F: Achieved office lettings

Address	Leased floor(s)	NIA (sq. ft)	Achieved Rent p.a. £psf	Rent Free Period (months)	Term (years)	Lease sign date
96 Great Suffolk St Southbank East SE1 OBE	Ground	4,822	£40.00	-	5	28/11/2022
2 Great Suffolk St Southbank East SE1 OBE	Ground & mezz	3,467	£47.50	-	6	11/09/2022
115 Southwark Bridge Rd Southbank East SE1 OAX	First & Second	4,603	£59.50	-	Unknown	04/01/2022
160-166 Borough High St Southbank East SE1 1LB	Second & Third	4,822	£62.50	-	6	01/11/2022
8 Vine Yard Southbank East SE1 1QL	First	1,689	£35.52	-	4	16/03/2022
Colorama 24-28 Rushworth St Southbank East SE1 ORF	First	8,035	£45.25	10	5	06/06/2022
100 Union St Southbank East SE1 ONL	Ground	3,626	£63.50	-	5	30/11/2022
96 Great Suffolk St Southbank East SE1 OBE	Ground	4,822	£40.00	-	5	28/11/2022
Great Suffolk Yard 127-131 Great Suffolk St Southbank East SE1 1PP	Third	1,564	£62.50	-	5	28/11/2022

Appendix G: Office transactions

Address	Unit NIA (sq. ft)	Achieved price	Achieved £psf	Date of sale	Comments
12 Steedman St - Randall Court SE17 3AF	1,765	£936,000	£530	27/09/2021	<ul style="list-style-type: none">• Built in 2016.• 100% leased at sale.• Long leasehold.
116-118 Walworth Rd SE17 1JL	15,422	£6,500,000	£421	07/04/2021	<ul style="list-style-type: none">• Built in 1991 and renovated in 2013.
157-168 Blackfriars Rd SE1 8EZ	113,547	£80,000,000	£705	14/10/2021	<ul style="list-style-type: none">• Built in 1979 and renovated in 2013.• 50% leased at sale.• 5.99% NIY.

[REDACTED]

From: [REDACTED]
Sent: 07 March 2023 18:40
To: [REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)
Subject: Borough Triangle & the Serpentine Bridge View
Importance: High

Dear [REDACTED]

You will recall that at our meeting on 13th February we discussed Borough Triangle and why we think it is justifiable from a THVIA perspective. You mentioned consistency which is important in the context of a couple of other applications.

You asked for where we sat in terms of the 'cone' and the attached shows the site sits well outside the Viewing Corridor and more than 5km from the viewing position.

During pre-application meetings GLA officers noted that:

"In this view, the proposed building does not appear to detract from the focus of the Strategically Important Landmark and the historic features within the Westminster World Heritage site and the viewer's ability to recognise and appreciate the Palace of Westminster would still be preserved" (see images below).

We were therefore surprised to note the GLA's Stage 1 report included the following:

"A rendered view from the bridge of the Serpentine at Hyde Park has been provided. It is noted that the proposals would be visible to the west of Victoria Tower, outside the landmark viewing corridor but within the wider panorama of the view and the setting of the Palace of Westminster WHS. The tallest building would be visible above much of the treeline and would contribute to the cumulative erosion of the prominence of the parkland buffer as a key component of this view and the setting of the WHS from this viewing position. In this view GLA officers conclude that the proposed building would adversely impact the wider view panorama as well as the setting of the Palace of Westminster World Heritage Site." (para.70)

Noting your consistency point, the GLA has previously supported developments which are visible above the treeline as well as sitting closer to the WHS, notably Skipton House and 251 Southwark Bridge Road. Skipton House was a development located south of our site. The developer secured a Resolution to Grant planning consent however the Section 106 was not executed and Planning Permission not granted. Nevertheless, the GLA noted within their Stage 1 report that:

"GLA officers conclude that the proposal would not cause harm to the setting of the Palace of Westminster; would preserve the viewer's ability to recognise and appreciate the strategic landmark in this LVMF view and would not compromise the OUV of the WHS".

Skipton House (THVIA) – Bridge over the Serpentine



The GLA took a similar view with the 2014 consented 251 Southwark Bridge Road (Eileen House) scheme:
“The proposed tower would be virtually indistinguishable to the naked eye owing to the length of the view to the landmark and the distance of over a kilometre to the proposal beyond”.

Bridge over the Serpentine

Red = 251 Southwark Briodge Road

Blue = Borough Triangle



We sought further advice from our Townscape Heritage consultants (Tavernor's Consultancy) who stated:

"The LVMF Visual Management Guidance for the background of the view states that "Development in the background of the view should not undermine the relationship between the predominantly parkland landscape composition in the foreground and the landmark buildings at the focus of the view in the middle ground (including the Palace of Westminster and Westminster Abbey). New buildings in the background of the view must be subordinate to the World Heritage Site." (para.393). The dense foliage around the lake provides a visual buffer between the park and the urban environment beyond, even in the winter view provided in the visual assessment.

As a precedent the tops of existing tall buildings at Elephant and Castle i.e. Two Fifty One to the left, and Strata Building and the Highpoint tower to the right, are visible through and above the winter tree line. Similar to BT these buildings are outside the framed view of the Palace of Westminster however they are closer to the WHS than the proposed development at BT. The Proposed Development would be a slight, visibly distant addition to the skyline, more than 5km from the viewing position. As a result of its location at the northern edge of the Opportunity Area, the Proposed Development would be well to the left of the Protected Vista, and further to the left of the WHS than existing development at Elephant and Castle (noted above). It would be seen in relation to the tops of numerous other buildings punctuating the treeline beyond the park.

The form and palette of the top of Building A of the Proposed Development would be recessive on the skyline. The Proposed Development would not be a noticeable new element in the distant backdrop of the view; it would not draw the eye or otherwise detract from the WHS as the focus of the view. The quality and composition of the view as a whole would be preserved. The slight distant visibility of the top of Building A nestling within the undulations of the middle ground treeline, well to the left of the WHS, and seen in relation to the tops of other tall buildings, would not distract the viewer, whose ability to recognise and appreciate the WHS as the focus of this view would be preserved. Therefore, there would be no harm in NPPF terms to the OUV of the WHS or the heritage significance of the individual heritage assets within it."

I hope this is helpful and would be delighted to discuss the matter further at your convenience.

Best wishes



Divisional Land and Development Director

[REDACTED]

From: [REDACTED]
Sent: 14 October 2022 11:20
To: [REDACTED]
Cc: [REDACTED]
Subject: 2022/0700 - Borough Triangle Water Comments
Attachments: Borough Triangle (2022-0700-S1)_S1_Water Comments.pdf

Hi [REDACTED]

Please find attached the water comments on the above application. I am sending these for your sense check/review as the FRA was authored by AECOM.

Kind regards,

[REDACTED]
[REDACTED]
Flood Risk, Drainage & Water Policy Officer – Development, Enterprise & Environment
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA

GREATER **LONDON** AUTHORITY

Water Memo: Stage I Comments

Borough Triangle

14/10/2022

To / Case officer:	████████████████████
From:	████████████████████
Case name:	Borough Triangle
London Borough:	Southwark
Case number:	2022/0700/S1

Applicant:	Berkeley Homes (South East London) Ltd
Flood Risk Document:	Flood Risk Assessment/August 2022/AECOM
Drainage Document:	Not provided
Sustainability Document:	Sustainability Statement & BREEAM Pre-Assessment/August 222/Whitecode Consulting

Proposal

Phased mixed-use redevelopment of the site comprising:

- Demolition of all existing buildings/structures and site clearance, except 82 and (part) 83 Borough Road which are to be retained, altered and refurbished for flexible commercial, business, service and learning uses (Class E / F1);
- Construction of basement structure and vehicular access;
- Construction of buildings to provide dwellings (Class C3), flexible commercial, business, service and mixed food/drink/leisure uses (including drinking establishments with expanded food provision, hot food takeaways, live music performance venue and cinema) (Class E / Sui Generis) and public toilets; and
- Provision of associated car and cycle parking, open space and landscaping, means of access and highway alterations, installation of plant and utilities and all other associated ancillary works incidental to the development.

Summary of Comments

Section	Compliant
Flood Risk	Yes
Sustainable Drainage	No (not provided)
Water Efficiency	No

Flood Risk Management (The London Plan 2021 Policy SI.12)

Flood Source	Flood Risk
Rivers and the sea	Flood Zone 3, defended
Surface water	Very low
Reservoir	Yes
Groundwater	Medium
Sewer	Low

1. The site is located in Flood Zone 3, in an area benefitting from the Thames Tidal Defences. A Flood Risk Assessment (FRA) has been submitted as required under the National Planning Policy Framework (NPPF).
2. The FRA adequately assesses the risk of flooding from pluvial, sewer, groundwater, and reservoir flooding. When mitigation measures are considered, the residual flood risk to the site is low.
3. Regarding the fluvial flood risk to the site, the FRA proposes FFLs for the residential uses of the site to be above the 2,100 breach flood level including a freeboard of 300mm; safe haven at upper floors, and flood resilient construction measures for less vulnerable uses at lower floors. This is supported.
4. The FRA states that no mitigation is considered necessary for reservoir flooding. The GLA would like to see consideration of emergency planning measures for the risk of reservoir flooding. These should be set out in more detail in a Flood Warning and Evacuation Plan (FWEP) to be secured by condition. The FWEP should also detail the proposed measures for the identified risk of tidal breach flooding.
5. Conclusion: The FRA provided for the proposed development generally complies with The London Plan 2021 policy SI.12.

Sustainable Drainage (The London Plan 2021 Policy SI.13)

1. The FRA states that the discharge rates from site would be reduced to the greenfield runoff rate through the introduction of SuDS, and refers to a drainage strategy by Walsh. This drainage report has not been provided for review.

2. The drainage strategy should aim to reduce surface water discharge from the site to Qbar greenfield rates in accordance with The London Plan 2021 policy SI.13.
3. The drainage strategy should maximise opportunities to use Sustainable Drainage System (SuDS) measures at the top of the drainage hierarchy set out The London Plan 2021 policy SI.13. Roofs and new public realm areas present an opportunity to integrate SuDS such as rainwater harvesting, green and blue roofs, tree pits, rain gardens, and permeable paving into the landscape, providing amenity, water quality, and biodiversity benefits.
4. Rainwater harvesting for re-use and/or irrigation should be incorporated in line with the London Plan drainage hierarchy.
5. A maintenance and management plan for proposed drainage and SuDS features needs to be provided, as well as a plan demonstrating that exceedance flood flow routes above the design 100 year event plus 40% climate change have been considered.
6. The Applicant should ensure that the London Borough of Southwark's version of the London Sustainable Drainage Proforma is completed and accompanies the planning application. The proformas for all Local Authorities can be found here: <https://www.london.gov.uk/what-we-do/environment/climate-change/surface-water/london-sustainable-drainage-proforma>.

Water Efficiency (The London Plan 2021 Policy SI.5)

7. The Sustainability Statement notes that the proposed dwellings will target a maximum indoor water consumption of 105 l/person/day, in line with the optional standard in Part G of the Building Regulations, and compliant with The London Plan 2021 policy SI.5.
8. Water efficient fittings, water meters, a leak detection system and a rainwater harvesting system are proposed, which is welcomed.
9. No information is provided as to the targeted Wat 01 credits for the non-residential uses on site.
10. Conclusion: The proposed development does not currently meet the requirements of The London Plan 2021 policy SI.5.

[REDACTED]

From: [REDACTED]
Sent: 06 March 2023 10:55
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

Follow Up Flag: Follow up
Flag Status: Flagged

Hi [REDACTED]

We had put this one on hold as we understood a redesign was required to deal with fire safety. Is this still correct? Will pick up and continue work on the report either way.

Kind regards

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 06 March 2023 09:03
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

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Morning [REDACTED] hope you are well?

Could you or [REDACTED] please provide us with an update on the FVA review for this application (our client has been invoiced for the review but we have not seen anything to date)?

Thanks

[REDACTED]
[REDACTED]
Planning Director
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

lichfields.uk

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From: [REDACTED]
Sent: 14 December 2022 18:14
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@southwark.gov.uk>
Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

Thanks for the update, [REDACTED]

Look forward to hearing from you or [REDACTED] in due course.

Hope you have a good break.

Kind regards

[REDACTED]

[REDACTED] [REDACTED]

Planning Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 [REDACTED] / M [REDACTED] / E [REDACTED] [lichfields.uk](mailto:[REDACTED@lichfields.uk])

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From: [REDACTED] [REDACTED] <[REDACTED]@[london.gov.uk](mailto:[REDACTED@london.gov.uk])>

Sent: 14 December 2022 15:12

To: [REDACTED] [REDACTED] <[REDACTED]@[lichfields.uk](mailto:[REDACTED@lichfields.uk])>

Cc: [REDACTED] <[REDACTED]@[lichfields.uk](mailto:[REDACTED@lichfields.uk])>; [REDACTED] [REDACTED] <[REDACTED]@[london.gov.uk](mailto:[REDACTED@london.gov.uk])>; [REDACTED] [REDACTED] <[REDACTED]@[southwark.gov.uk](mailto:[REDACTED@southwark.gov.uk])>

Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

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Hi [REDACTED]

Good to hear from you.

[REDACTED] in our Viability Team is currently reviewing the docs and compiling our comments. I am on annual leave from Friday but should the comments come together after that point [REDACTED] will forward them directly to you and [REDACTED] for review.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](mailto:[REDACTED@london.gov.uk])

From: [REDACTED] [REDACTED] <[REDACTED]@[lichfields.uk](mailto:[REDACTED@lichfields.uk])>

Sent: 13 December 2022 14:18

To: [REDACTED] [REDACTED] <[REDACTED]@[london.gov.uk](mailto:[REDACTED@london.gov.uk])>

Cc: [REDACTED] [REDACTED] <[REDACTED]@[lichfields.uk](mailto:[REDACTED@lichfields.uk])>

Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

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Hi [REDACTED] hope you are well.

I still don't think we have seen anything from GLA viability colleagues – can you please follow-up with them and advise us on status?

Many thanks

[REDACTED]

[REDACTED] [REDACTED]

Planning Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 [REDACTED] / M [REDACTED] / E [REDACTED] [lichfields.uk](mailto:[REDACTED]@lichfields.uk)

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From: [REDACTED] [REDACTED] <[REDACTED]@[london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Sent: 28 November 2022 16:41

To: [REDACTED] [REDACTED] <[REDACTED]@[lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Cc: [REDACTED] [REDACTED] <[REDACTED]@[lichfields.uk](mailto:[REDACTED]@lichfields.uk)>; [REDACTED] [REDACTED] <[REDACTED]@[lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

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Hi [REDACTED]

This has been referred to our Viability Team. If someone hasn't already then they will be in touch in the coming days.

I'll ask for an indicative timeframe for comments, as you say it would be good to dovetail any feedback.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] [REDACTED] <[REDACTED]@[lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Sent: 28 November 2022 10:40

To: [REDACTED] [REDACTED] <[REDACTED]@[london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Cc: [REDACTED] [REDACTED] <[REDACTED]@[lichfields.uk](mailto:[REDACTED]@lichfields.uk)>; [REDACTED] [REDACTED] <[REDACTED]@[lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

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Hi [REDACTED] hope you are well.

Can you please advise on timescales for the GLA viability team's review of this application?

We are expecting LBS's independent reviewer to provide their draft report to us in the coming weeks, so it would be helpful if we can dovetail this with GLA's review, enabling the applicant to consider comments from both parties.

Thanks

[REDACTED]

[REDACTED] [REDACTED]

Planning Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 [REDACTED] / M [REDACTED] / E [REDACTED] [lichfields.uk](mailto:[REDACTED]@lichfields.uk)

[REDACTED]

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 22 February 2023 21:33
To: [REDACTED]
Subject: Borough Triangle - GLA technical notes

Hi [REDACTED]
Did the GLA issue any technical notes with the Stage 1 response for the above (e.g. energy, AQ, etc.)?
Kind regards

[REDACTED] BA(Hons) MA MRTPI
Team Leader - Strategic Applications | Planning and Growth
Environment, Neighbourhoods and Growth | London Borough of Southwark | 160 Tooley Street | London SE1P 5LX
M: [REDACTED]
E: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

Please note that this is the opinion of the officer and is given without prejudice to any formal decision of the Council.

[REDACTED]

From: [REDACTED]
Sent: 17 February 2023 15:33
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

Thanks that would be helpful. From memory your team haven't issued anything formal to me? If this is the case lets hold off until, as you say the design is finalised.

Sincerely

[REDACTED]

[REDACTED]

Team Leader, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 17 February 2023 13:34
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

Hi [REDACTED]

I am looking at this with [REDACTED] but we have put it on hold as I think the scheme is being updated to deal with the fire safety issues. So I think we could say we are reviewing – maybe say we could provide our report within the next month if design finalised?

Thanks [REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 17 February 2023 12:09
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

Hi [REDACTED]

Hope you've had a good week!

Who was the viability officer that dealt with borough triangle? We've had a request for details of our assessment/view at this stage (from a member of the public/objector).

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Team Leader, Development Management

GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 21 December 2022 15:49

To: [REDACTED] <[REDACTED]@lichfields.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>;

[REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@lichfields.uk>

Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

Hi [REDACTED]

Thank you for the swift response.

Thank you for providing the full FVA and noted regarding argus appraisal and our fees.

We look forward to hearing from you in the new year.

Regards,

[REDACTED] [REDACTED]
Research & Monitoring Officer
Planning (Viability) Team
GREATER LONDON AUTHORITY

T: [REDACTED]

From: [REDACTED] <[REDACTED]@lichfields.uk>

Sent: 21 December 2022 15:29

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>;

[REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@lichfields.uk>

Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

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Dear [REDACTED]

Please find attached the full FVA and appendices (including cost plan).

I will need to liaise with the applicant and DS2 in respect of the Argus file.

The payment form and funds will be completed early in the new year once the applicant's accounts department reopen.

Kind regards

Planning Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED] [lichfields.uk](mailto:[REDACTED]@lichfields.uk)

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From: [REDACTED] <[REDACTED]@[london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Executive summary, FVA (and GLA payment - not included. Administration only)]

Sent: 21 December 2022 15:19

To: [REDACTED] <[REDACTED]@[southwark.gov.uk](mailto:[REDACTED]@southwark.gov.uk)>; [REDACTED] <[REDACTED]@[lichfields.uk](mailto:[REDACTED]@lichfields.uk)>; [REDACTED] <[REDACTED]@[lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Cc: [REDACTED] <[REDACTED]@[london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[REDACTED]@[london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

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Hi [REDACTED]

I'm based in the GLA Viability Team and will be reviewing the viability information with [REDACTED] for this scheme ('Borough Triangle', GLA case no. 2022/0700).

The attached are the only files that we have access to, which does not provide us with adequate information to undertake our review.

Please can we ask you to provide us with the following:

- ☐ A full Financial Viability Assessment/report (including appendices)
- ☐ A detailed Cost Plan
- ☐ Live version of Argus appraisals

As a way of reminder, I've also attached our payment form for this case (issued to [REDACTED] which requires completion.

I'd be grateful if the requested information could be provided to us at the earliest opportunity.

Please do let me know if there are any questions.

Kind regards,

Research & Monitoring Officer
Planning (Viability) Team
GREATER LONDON AUTHORITY

T: [REDACTED]

From: [REDACTED] <[REDACTED]@[southwark.gov.uk](mailto:[REDACTED]@southwark.gov.uk)>

Sent: 14 December 2022 19:47

To: [REDACTED] <[REDACTED]@[lichfields.uk](mailto:[REDACTED]@lichfields.uk)>; [REDACTED] <[REDACTED]@[london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Cc: [REDACTED] <[REDACTED]@[lichfields.uk](mailto:[REDACTED]@lichfields.uk)>; [REDACTED] <[REDACTED]@[london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

Hi [REDACTED]

Just to let you know I've taken over from [REDACTED] as case officer so please send any correspondence to me moving forward.

Kind regards

[REDACTED]

[REDACTED]
Team Leader - Strategic Applications | Planning and Growth

Chief Executive's Department | London Borough of Southwark | 160 Tooley Street | London SE1P 5LX

E: [REDACTED] [southwark.gov.uk](mailto:[REDACTED@southwark.gov.uk])

www.southwark.gov.uk

Please note that this is the opinion of the officer and is given without prejudice to any formal decision of the Council.

From: [REDACTED] <[REDACTED]@lichfields.uk>

Sent: Wednesday, December 14, 2022 6:14 PM

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]

[REDACTED] <[REDACTED]@southwark.gov.uk>

Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

Thanks for the update, [REDACTED]

Look forward to hearing from you or [REDACTED] in due course.

[Remainder of email chain duplicates above]

[REDACTED]

From: [REDACTED]@southwarklawcentre.org.uk>
Sent: 06 February 2023 10:12
To: [REDACTED]
Subject: RE: Re: Borough Triangle Application 22/AP/3149 - GLA Ref: GLA/2022/0700/S1/01

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside this organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear [REDACTED]
We hope this email finds you well.
We write to follow up our previous email regarding the above identified application and concerning whether an assessment has been carried out by the Viability Team as to whether a greater amount of social housing could be provided by the developer while maintaining the viability of the development.
We await your response on this.
Kind regards,



14 -16 Hanover Park, London, SE15 5HG

Fax: 0207 732 2034 | DX 34250 PECKHAM

Service by Email: We do not accept service of court documents by e-mail.

From: [REDACTED]
Sent: 23 January 2023 15:43
To: [REDACTED] London.gov.uk
Subject: Re: Borough Triangle Application 22/AP/3149 - GLA Ref: GLA/2022/0700/S1/01
Dear [REDACTED]

Re: Borough Triangle Application 22/AP/3149 - GLA Ref: GLA/2022/0700/S1/01

We hope this email finds you well.
We are providing advice to objectors in the above application and write to request some further information. We note that, in the Stage 1 Report dated 10 November 2022, under the section considering social housing, the Report indicated that the developer's application did not meet the Fast Track Route requirements for the London Plan and the GLA's Viability Team was scrutinising the developer's viability assessment to ensure the scheme delivers the maximum quantum of affordable housing.
Please could we have an update on whether the GLA has received advice from or there has been an assessment carried out by the Viability Team?
We look forward to your response and thank you in advance for your assistance.
Kind regards,

[REDACTED]

From: [REDACTED]
Sent: 15 December 2022 11:52
To: [REDACTED]
Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

Thanks [REDACTED]

Perhaps we can have a quick call in the new year to touch base on the scheme?

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 14 December 2022 19:47
To: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

Hi [REDACTED]

Just to let you know I've taken over from [REDACTED] as case officer so please send any correspondence to me moving forward.

Kind regards

[REDACTED]

[REDACTED]
Team Leader - Strategic Applications | Planning and Growth

Chief Executive's Department | London Borough of Southwark | 160 Tooley Street | London SE1P 5LX

E: [REDACTED] [southwark.gov.uk](mailto:[REDACTED]@southwark.gov.uk)

www.southwark.gov.uk

Please note that this is the opinion of the officer and is given without prejudice to any formal decision of the Council.

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: Wednesday, December 14, 2022 6:14 PM
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]

[REDACTED] <[REDACTED]@southwark.gov.uk>

Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

Thanks for the update, [REDACTED]

Look forward to hearing from you or [REDACTED] in due course.

Hope you have a good break.

Kind regards

[REDACTED]

[REDACTED] [REDACTED]

Planning Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

[Remainder of email chain duplicated above]

[REDACTED]

From: [REDACTED]
Sent: 14 December 2022 16:07
To: [REDACTED]
Subject: RE: Borough Triangle - GLA/0700

No worries, I've sent a holding email to the agent with you cc'd but happy to pick this up in the new year!

[REDACTED]

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 14 December 2022 15:59
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Borough Triangle - GLA/0700

Hi [REDACTED]

Thanks – sorry we completely missed the second one on the email. Should be able to provide initial comments early January but will look at the FVA and then confirm.

[REDACTED]

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 14 December 2022 14:54
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: viability updates

Thanks [REDACTED] really helpful I'll let the Agent know.

I just completed the table on the same email as [REDACTED]

[REDACTED] and we suspect the applicant may undertake some revisions to the scheme so it may be that this is slightly less time sensitive but if we could give the agent a timeframe that would be good.

[REDACTED]

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 14 December 2022 14:38
To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: viability updates

Hi [REDACTED]

[REDACTED]

On Borough Triangle – sorry but I can’t find this one – when was it referred?

Many thanks [REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 14 December 2022 11:22
To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Subject: viability updates

Hi [REDACTED]

I am on annual leave from Friday until the new year so just trying to line my ducks up.

Do you have an update on the status for comments I can share with the agents on:

- Borough Triangle - GLA/0700

[REDACTED]

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management

Case number	2022/0700
Site name	Borough Triangle
Address	18-54 Newington Causeway
Local Planning Authority	Southwark
Scheme description Please include details on the number of residential units proposed.	Residential-led mixed use development to provide 838 new homes (35% affordable) alongside 6,302 sq.m. of office/workspace, flexible retail, leisure & community uses and new areas of public realm. The buildings would range between 3 and 46 storeys.
Proposed level of affordable housing % and summary of tenure split.	35% 50/50
Application stage (Pre-App, Stage 1, Stage 2, Stage 3)	Post stage 1
Date for viability comments This should usually be 3 weeks from the date of referral.	16 th dec
Advice required and location of documents - Please copy and paste direct hyperlink	https://planning.southwark.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHU23JKB00300

to folder location (if not on Arcus)	
What viability fee applies?: VTR: £10k Utility Site: £5k FTR: £0 Referred to GLA before 1/2/2020: N/A	10k
If fees apply, please provide contact details of applicant and/or agent.	<div> <div></div> <div></div> <div></div> <div>lichfields.uk</div> </div>

[REDACTED]

From: [REDACTED]
Sent: 23 November 2022 11:52
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]
Attachments: 20220700 Borough Triangle GLA Consultation - Energy Memo 2022.xlsx; Borough Triangle (2022-0700-S1)_S1_Water Comments.pdf; C.10184_GLA CE Memo_Stage 1_26.10.22.xlsx

Hi both

Please find attached the relevant technical notes which will need to be resolved in advance of the Stage 2 referral.

Whole life Carbon comments:

The applicant has submitted a WLC report which appears to cover much of the assessment requirements, however, an Excel version of the GLA WLC template must also be submitted to allow a full review to be completed against the guidance. The WLC templates are available here:

<https://www.london.gov.uk/what-we-do/planning/london-plan/london-plan-guidance/whole-life-cycle-carbon-assessments-guidance>

The applicant should submit a WLC assessment template in full. This is important to allow results to be recorded and tracked through to the post-construction stages, and to allow a proper review of the results against material quantities and other assumptions made.

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 22 November 2022 16:39
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

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Hi [REDACTED]

Thank you for preparing the GLA Stage 1 response – the team are currently reviewing in detail.

So far we have only received the PDF report, so please could you send over the GLA response spreadsheets for energy and WLC, and any further accompanying information?

Kind regards,

██████████
Senior Planner

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 ██████████ / M ██████████ / E ██████████ [lichfields.uk](mailto:██████████@lichfields.uk)

lichfields.uk

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From: ██████████ <██████████@london.gov.uk>

Sent: 10 November 2022 14:35

To: ██████████ <██████████@lichfields.uk>

Cc: ██████████ <██████████@lichfields.uk>; ██████████ <██████████@lichfields.uk>; ██████████ <██████████@london.gov.uk>

Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

CAUTION: This email originated from an external source.

Hi ██████████

Sorry to chase on this. I will need figures for this asap. Are you able to provide this this afternoon?

Sincerely

██████████

██████████ ██████████

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

██████████

london.gov.uk

██████████ [london.gov.uk](mailto:██████████@london.gov.uk)

From: ██████████ ██████████

Sent: 09 November 2022 11:28

To: ██████████ <██████████@lichfields.uk>

Cc: ██████████ <██████████@lichfields.uk>; ██████████ <██████████@lichfields.uk>

Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

Hi ██████████

A final query; could you please provide the floorspace figures for the area of industrial land within the red line and non-industrial floorspace to allow for the blended fast track figure to be calculated.

Sincerely

[REDACTED]
[REDACTED]
Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 08 November 2022 17:11
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

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Great, thanks for the update [REDACTED]

Please let me know if you need anything in the meantime.

Kind regards,

[REDACTED]
Senior Planner
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

lichfields.uk

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From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 08 November 2022 16:46
To: [REDACTED] <[REDACTED]@lichfields.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

CAUTION: This email originated from an external source.
Hi both

So the Stage 1 is expected to be issued on the 14th, there was an issue where we hadn't received the docs from Southwark so the validation date had to be moved back but this has been resolved so we are on target for the 14th.

I am looking to speak with [REDACTED] tomorrow (I understand he is currently on leave) for some final details but should only need a 2 minute call with him to confirm these so don't expect any delays there.

Sincerely

[REDACTED]
[REDACTED]
Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 08 November 2022 13:41
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

CAUTION: This email originated from outside this organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

No problem, [REDACTED] Is the Stage 1 expected to be released soon?

Kind regards,

[REDACTED]
Senior Planner

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

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From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 08 November 2022 10:22
To: [REDACTED] <[REDACTED]@lichfields.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

CAUTION: This email originated from an external source.
Thanks for this [REDACTED]

Sincerely

[REDACTED]
[REDACTED]
Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL

london.gov.uk

london.gov.uk

From: [REDACTED] <[REDACTED]@lichfields.uk>

Sent: 08 November 2022 10:20

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@lichfields.uk>

Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

CAUTION: This email originated from outside this organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [REDACTED]

Please see completed table below. Per your request, the number in brackets refers to the number of hab rooms.

Unit size	Affordable rent	Shared ownership	Market	Total
1-bedroom	3 units (6)	34 units (72)	298 units (561)	335 units (639)
2-bedroom	43 units (172)	71 units (284)	255 units (765)	369 units (1221)
3-bedroom	50 units (250)	18 units (90)	63 units (329)	131 units (669)
4-bedroom	3 units (18)	-	-	3 units (18)
Total	99 units (446)	123 units (446)	616 units (1655)	838 units (2547)

Kind regards,

Senior Planner

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 07 November 2022 16:40

To: [REDACTED] <[REDACTED]@lichfields.uk>

Cc: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@lichfields.uk>

Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

CAUTION: This email originated from an external source.

Hi [REDACTED]

I cannot see that it does, forgive me if I am missing it but I cannot see a breakdown of the units in the way that is set out in my table below? Could you please ask someone in your team to complete the table and return it to me.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 07 November 2022 16:35
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

CAUTION: This email originated from outside this organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [REDACTED]

Please see attached for the SoA submitted with the application. Does this address your queries?

Kind regards,

[REDACTED] [REDACTED]

Senior Planner

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

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From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 07 November 2022 11:29
To: [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

CAUTION: This email originated from an external source.

Hi [REDACTED]

I haven't been able to find a break down of the units in the format below. If you could direct me to it or complete and send me the table below that would be greatly appreciated.

Unit size	Affordable rent	Shared ownership	Market	Total
1-bedroom				
2-bedroom				
3-bedroom				
4-bedroom				
Total				

If you could bracket the number of habitable rooms for each unit figure that would be great e.g. 10 units (20). If you are able to do this by the close of today that would be fantastic.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 21 October 2022 12:51
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

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Hi [REDACTED] just following up on this one – please let us know if a meeting would be helpful prior to your Stage 1 report being prepared?

Thanks

[REDACTED]

[REDACTED] [REDACTED]

Planning Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

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From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 11 October 2022 13:45
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

Hi [REDACTED]

Hope you've been keeping well.

Further to the below, as the GLA were consulted on the scheme three weeks ago, I wanted to ask whether you had any initial comments on the application, and whether it would be helpful for us to meet to discuss the scheme in advance of your Stage 1 report being prepared?

If a meeting would be helpful, please let me know your availability and I can consult with the team.

Kind regards,

[REDACTED]
Senior Planner
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

lichfields.uk

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From: Greater London Authority <planningsupport@london.gov.uk>
Sent: 22 September 2022 08:18
To: [REDACTED] <[REDACTED]@lichfields.uk>
Subject: 22/AP/3149 Borough Triangle

CAUTION: This email originated from an external source.

Dear [REDACTED] [REDACTED]

Town & Country Planning Act 1990 (as amended); Greater London Authority Act 1999 & 2007; Town & Country Planning (Mayor of London) Order 2008.

Site name: Borough Triangle

Address: 18-54 Newington Causeway 69 Borough Road 82-83 Borough Road London Southwark SE1 6DR

Planning Authority: Southwark

GLA case number: 2022/0700/S1

Local planning authority reference: 22/AP/3149

Thank you for consulting the Mayor of London in respect of the above application of potential strategic importance, which your Authority validated on .

Under Article 4(2) of the above Order the Mayor has six weeks from the date of validation by the GLA to provide a statement setting out whether he considers the application complies with his London Plan and his reasons for taking that view.

I hereby give notice that your letter was received on 20/09/2022 and validated on 20/09/2022, therefore the six week period will terminate on .

The GLA Case Officer is [REDACTED] [REDACTED], who can be reached on [REDACTED] london.gov.uk

Regards

[REDACTED] [REDACTED]

Planning Support

Greater London Authority

planningsupport@london.gov.uk

GREATER **LONDON** AUTHORITY

Water Memo: Stage I Comments

Borough Triangle

14/10/2022

To / Case officer:	████████████████████
From:	████████████████████
Case name:	Borough Triangle
London Borough:	Southwark
Case number:	2022/0700/S1

Applicant:	Berkeley Homes (South East London) Ltd
Flood Risk Document:	Flood Risk Assessment/August 2022/AECOM
Drainage Document:	Not provided
Sustainability Document:	Sustainability Statement & BREEAM Pre-Assessment/August 222/Whitecode Consulting

Proposal

Phased mixed-use redevelopment of the site comprising:

- Demolition of all existing buildings/structures and site clearance, except 82 and (part) 83 Borough Road which are to be retained, altered and refurbished for flexible commercial, business, service and learning uses (Class E / F1);
- Construction of basement structure and vehicular access;
- Construction of buildings to provide dwellings (Class C3), flexible commercial, business, service and mixed food/drink/leisure uses (including drinking establishments with expanded food provision, hot food takeaways, live music performance venue and cinema) (Class E / Sui Generis) and public toilets; and
- Provision of associated car and cycle parking, open space and landscaping, means of access and highway alterations, installation of plant and utilities and all other associated ancillary works incidental to the development.

Summary of Comments

Section	Compliant
Flood Risk	Yes
Sustainable Drainage	No (not provided)
Water Efficiency	No

Flood Risk Management (The London Plan 2021 Policy SI.12)

Flood Source	Flood Risk
Rivers and the sea	Flood Zone 3, defended
Surface water	Very low
Reservoir	Yes
Groundwater	Medium
Sewer	Low

1. The site is located in Flood Zone 3, in an area benefitting from the Thames Tidal Defences. A Flood Risk Assessment (FRA) has been submitted as required under the National Planning Policy Framework (NPPF).
2. The FRA adequately assesses the risk of flooding from pluvial, sewer, groundwater, and reservoir flooding. When mitigation measures are considered, the residual flood risk to the site is low.
3. Regarding the fluvial flood risk to the site, the FRA proposes FFLs for the residential uses of the site to be above the 2,100 breach flood level including a freeboard of 300mm; safe haven at upper floors, and flood resilient construction measures for less vulnerable uses at lower floors. This is supported.
4. The FRA states that no mitigation is considered necessary for reservoir flooding. The GLA would like to see consideration of emergency planning measures for the risk of reservoir flooding. These should be set out in more detail in a Flood Warning and Evacuation Plan (FWEP) to be secured by condition. The FWEP should also detail the proposed measures for the identified risk of tidal breach flooding.
5. Conclusion: The FRA provided for the proposed development generally complies with The London Plan 2021 policy SI.12.

Sustainable Drainage (The London Plan 2021 Policy SI.13)

1. The FRA states that the discharge rates from site would be reduced to the greenfield runoff rate through the introduction of SuDS, and refers to a drainage strategy by Walsh. This drainage report has not been provided for review.

2. The drainage strategy should aim to reduce surface water discharge from the site to Qbar greenfield rates in accordance with The London Plan 2021 policy SI.13.
3. The drainage strategy should maximise opportunities to use Sustainable Drainage System (SuDS) measures at the top of the drainage hierarchy set out The London Plan 2021 policy SI.13. Roofs and new public realm areas present an opportunity to integrate SuDS such as rainwater harvesting, green and blue roofs, tree pits, rain gardens, and permeable paving into the landscape, providing amenity, water quality, and biodiversity benefits.
4. Rainwater harvesting for re-use and/or irrigation should be incorporated in line with the London Plan drainage hierarchy.
5. A maintenance and management plan for proposed drainage and SuDS features needs to be provided, as well as a plan demonstrating that exceedance flood flow routes above the design 100 year event plus 40% climate change have been considered.
6. The Applicant should ensure that the London Borough of Southwark's version of the London Sustainable Drainage Proforma is completed and accompanies the planning application. The proformas for all Local Authorities can be found here: <https://www.london.gov.uk/what-we-do/environment/climate-change/surface-water/london-sustainable-drainage-proforma>.

Water Efficiency (The London Plan 2021 Policy SI.5)

7. The Sustainability Statement notes that the proposed dwellings will target a maximum indoor water consumption of 105 l/person/day, in line with the optional standard in Part G of the Building Regulations, and compliant with The London Plan 2021 policy SI.5.
8. Water efficient fittings, water meters, a leak detection system and a rainwater harvesting system are proposed, which is welcomed.
9. No information is provided as to the targeted Wat 01 credits for the non-residential uses on site.
10. Conclusion: The proposed development does not currently meet the requirements of The London Plan 2021 policy SI.5.

GREATER **LONDON** AUTHORITY

Circular Economy: GLA Consultation

Case Details

1	Development Name	Borough Triangle
2	Applicant	Berkeley Homes (South East London) Limited
3	London Borough	London Borough of Southwark
4	Case Officer	■■■■■ ■■■■■

Planning Application: Proposal

Planning Application: Uses - Floorspace

1	Residential	838 units	m ²
2	Flexible Class E/F1	438	m ²
3	Class E	1829	m ²
4	Class E/Sui Generis	4035	m ²
5			m ²
6			m ²
7			m ²
8			m ²
9			m ²
10			m ²
11			m ²
12			m ²
13			m ²
14			m ²
15			m ²
	TOTAL- (non-resi)	6302	m²

GLA STAGE 1				GLA POST STAGE 1			
Document Information		Additional Information					
1	Date of Review	26.10.2022	Also reviewed:	Date of Applicant's Response	Date of GLA Response	Date of Applicant's Response	
2	Document Title	Circular Economy Statement	Planning Statement (Lichfields, August 2022)				
3	Author	AECOM	Operational Waste and Recycling				
4	Document Date	19.08.2022	Management Strategy (AECOM, August 2022)				
5	Template Submitted (Y/N)	N					
GLA Stage 1 Comments				Applicant's Stage 1 Response		GLA Post Stage 1 Response	
No	Title	Description	Action Required	Description	Description	Description	Description
Please provide a revised version of the Circular Economy Statement that incorporates the additional required information, according to the comments below.							
0	Policy and Guidance	<p>London Plan Policy SI7 requires development applications that are referable to the Mayor of London to submit a Circular Economy Statement, whilst Policy D3 requires development proposals to integrate circular economy principles as part of the design process.</p> <p>Applicants should follow the London Plan Guidance: Circular Economy Statements (March 2022) to produce a written Circular Economy Statement and populate the template. Applicants should complete the template in full in line with the GLA guidance and submit this as an Excel document with the written report.</p> <p>Applicants should ensure they are familiar with the guidance in preparation for submitting their planning application.</p> <p>The following comments set out how the Applicant's planning application stage Circular Economy Statement submission complies with the policy and guidance, however the CE template is missing.</p>	<p>Whilst it is welcomed that the Applicant has provided a Circular Economy Statement written in line with the GLA Guidance: Circular Economy Statements (March 2022), the completed GLA CE template should also be provided.</p>	Please respond here.			
1	Development Details	The Applicant has provided a description of the development.	Nothing further is required.				
1	Development Details	The Applicant has partially provided details of the proposed development in the written report.	The completed CE template should be provided in line with the GLA guidance. The Applicant should provide the GIA of each use type proposed, including the residential units and commercial spaces.	Please respond here.			
2	Design Approach	<p>The Applicant has defined the design approach for the existing site. The Applicant has completed the decision tree process and stated that:</p> <ul style="list-style-type: none">- 82 Borough Road Baptist Chapel will be retained and retrofitted- 83 Borough Road London School of Musical Theatre will be partially retained and refurbished- 18-54 Newington Causeway and 69 Borough Road are "not suited to the use requirements" and dissassembly/ demolition is proposed.	<p>The Applicant has stated that the development will be designed for longevity and consider opportunities for flexibility. The strategy explores replaceability in-use and the management of operational waste. The strategy also considers component or material reuse and disassembly at end-of-life.</p> <p>The completed CE template should be provided in line with the GLA guidance.</p>	Please respond here.			

2	Design Approach	<p>The Applicant has defined the design approach for the new buildings, infrastructure and layers over the lifetime of the development.</p>	<p>The GLA CE guidance (Figure 5) set outs the decision tree for new buildings, including designing for flexibility, replaceability and adaptability.</p> <p>The Applicant has completed the decision tree process and stated that the approach will be partial retention and refurbishment and partially new buildings with long expected life designed for longevity and disassembly.</p> <p>Strategic responses to building relocation, material reuse, adaptability, flexivility, replaceability, disassembly and longevity are provided on page 17 of the report.</p> <p>The completed CE template should be provided in line with the GLA guidance.</p>	<p>Please respond here.</p>	
3	Pre-Redevelopment Audit	<p>The Applicant has provided a Pre-Redevelopment Audit assessing the existing site, including any buildings, structures and materials.</p> <p>The Applicant is proposing demolition of 42 Newington Causeway and re-provision of community retail/cafe space. This space is a popular food and drink space working with local producers. This does not support circular principles to demolish a site and re-provide it.</p>	<p>The report does not provide sufficient information in the form of a pre-redevelopment audit to demonstrate how the decision making process has led to the design approach proposed. The Applicant is proposing significant demolition so this should be thoroughly considered and justified.</p>	<p>Please respond here.</p>	
3	Pre-Demolition Audit	<p>The Applicant has provided a Pre-Demolition Audit to define an inventory of the materials on site to be managed upon demolition and site preparation works. Most materials are deemed to be unsuitable for reuse (red star) or has been subject to wear and tear and therefore will be recycled (orange star). Only the stones and bricks are proposed to be re-used.</p>	<p>The Applicant has committed to divert 95% of non-hazardous demolition waste, 95% of inert excavation waste and 95% of construction waste from landfill.</p> <p>It is recommended that the opportunities for re-use be further considered as there is a significant amount of material that will be created as part of site excavation and demolition.</p> <p>The completed CE template should be provided in line with the GLA guidance.</p>	<p>Please respond here.</p>	
4	Design Principles	<p>The Applicant has summarised some suggested key commitments in the Circular Economy Design Principles by Building Layer. It is not clear which of these will be delivered.</p>	<p>The Applicant should provide key commitments in the Circular Economy Design Principles by Building Layer table in the template.</p>	<p>Please respond here.</p>	
4	Design Principles	<p>The Applicant has not demonstrate that the commitments go beyond standard practice and some of the comments provided are generic.</p>	<p>The Applicant should consider key circular economy commitments that go beyond standard practice and provide the completed CE template.</p>	<p>Please respond here.</p>	
5	Bill of Materials	<p>The Applicant has partially completed the Bill of Materials including metrics through module stages A to D.</p>	<p>The Bill of Materials should be provided as per the GLA's Guidance. Whilst a Bill of Materials has been provided, this does not include metrics through module stages A to D. The Applicant should provide the completed CE template.</p>	<p>Please respond here.</p>	
5	Bill of Materials	<p>The Applicant has confirmed that recycled content will be 20% by value for the whole building.</p>	<p>Whilst the Applicant has committed to achieving the 20% target, they should also provide details of the reused and recycled content proposed including supporting calculations in line with GLA guidance.</p>	<p>Please respond here.</p>	

6	Recycling and Waste Reporting	<p>The Applicant has partially provided overall waste estimates and relevant cross references in the Recycling and Waste Reporting table. Estimates have been provided in litres/week in the OWRMS.</p>	<p>The Applicant has provided an estimated of the excavation waste, construction waste and municipal waste.</p> <p>In Tables 5 & 7 of the Operational Waste and Recycling Management Strategy (AECOM, August 2022), the overall non-residential waste arising is stated to be 111,543 Litres/week and residential is 166,616 litres/week. This is a total of 14,4664Tonnes per annum. This could be 278 Tonnes per week.</p> <p>In the CE Statement the municipal waste is stated to be 1,982 Tonnes. We would recommend that the Applicant confirms the figures in the Recycling and Waste Reporting table align with the Waste Strategy and these should be reported in the CE template.</p>	<p>Please respond here.</p>	
	Recycling and Waste Reporting	<p>The Applicant has partially provided a breakdown of waste management routes in the Recycling and Waste Reporting table which demonstrates compliance with London Plan Policy SI 7 targets for diversion of 95% (by weight/tonnage) construction and demolition waste from landfill and 95% (by weight/tonnage) beneficial reuse of excavation waste.</p> <p>In addition, the table states that only 6% of demolition waste will be reused and the remainder will be recycled. Only 4% of demolition and excavatin materials will be reused on site - this is low. The target percentages of excavation waste and construction waste that is to be reused or recycled have been split into onsite and offsite</p>	<p>Provide a breakdown of the expected waste management routes for each of the waste streams which demonstrate compliance with London Plan Policy SI 7 targets for diversion of 95% (by weight/tonnage) construction and demolition waste from landfill and 95% (by weight/tonnage) beneficial reuse of excavation waste and record these in the CE template.</p>	<p>Please respond here.</p>	
7	Operational Waste	<p>The Applicant has provided a Operational Waste and Recycling Management Strategy (AECOM, August 2022).</p> <p>The Applicant has demonstrated:</p> <ul style="list-style-type: none">• That the proposed development mixed dry recycling and residual waste are to be stored together, with food waste separate.• MDR and residual residential waste in Buildings A and B are tk be in-bin compacted. The LBS waste officer has been consulted on this approach and confirmed it is acceptable.• Waste from Buildings C1, C2 and D to be uncompacted and collectionnw weekly.• How much operational waste the proposal is expected to generate including residential and commercial estimates (residential to be collected weekly and non-resi twice weekly).• How and where operational waste will be managed in accordance with the waste hierarchy.• Estimated waste arisings, number of bins and floor plans to demonstrate adequate, flexible, and easily accessible and shared storage space and collection systems, including confirmation of food/organic food waste storage.• Evidence to demonstrate how operational performance will be monitored and reported. <p>The Applicant has not demonstrated:</p> <ul style="list-style-type: none">• That the separate collection of dry recyclables (at least card, paper, mixed plastics, metal and glass), food waste and other waste is proposed - a strategy including compactors, chutes, a central waste store and day waste stores is proposed.• That measures such as consolidated, smart logistics and	<p>Provide an Operational Waste Management Plan demonstrating how the proposed development will achieve the relevant targets and meet requirements of London Plan Policies D3, SI 7 and D6.</p> <p>The Applicant should:</p> <ul style="list-style-type: none">• Confirm if more bins (ie space) have been allocated for the storage of residual waste, compared to MDR. How will residents be encouraged to separate recyclable and non-recyclable waste?• Confirm if residents/staff should move bins around in waste storage area in the basements when the ones at the front are full?• Confirm how will residents know to take waste to these stores/the central store? There are also proposed 'day storage' areas which will be managed on a daily basis and full bins replaced with empty bins in Buildings C1 and D. This could create problems if not managed accurately and bins may not be quickly replaced when they are full.• Are residents in Buildings A and B encouraged to take their food waste to the basement waste store? The waste chutes are currently proposed to take MDR and residual waste.• Confirm if food waste will be collected from Building E?• Provide evidence that the application of consolidated, smart logistics and community-led waste minimisation schemes has been explored.	<p>Please respond here.</p>	
	Operational Waste	<p>The Applicant has included a commitment to meet or exceed the London Plan Policy SI7 municipal waste recycling target of 65% (by weight/tonnage) by 2030 or business waste recycling target of 75% (by weight/tonnage) by 2030.</p>	<p>It is noted that the Applicant has provided a commitment to the 65% municipal waste recycling target in the CES. This should also be provided in the Recycling and Waste Reporting table in the CE template.</p> <p>Confirmation of the provision of waste and recycling facilities have been provided in the Waste Strategy however this does not confirm how this commitment for waste reduction will be achieved to achieve 65%.</p> <p>Confirmation of how the business waste recycling target of 75% (by weight/tonnage) by 2030 will be achieved.</p>	<p>Please respond here.</p>	
8	Circular Economy Targets	<p>The Applicant has provided a commitment to targets for demolition waste, excavation waste, construction waste, municipal waste and reused/recycled content in line with GLA policy.</p>	<p>It is welcomed that the Applicant has committed to the four circular economy targets from the GLA guidance see page 27 of the CES). Nothing further is required.</p>		

8	Circular Economy Targets	<p>The Applicant has partially provided a brief explanation of how performance against each of the key policy targets will be secured through design, implementation and monitoring.</p> <p>The CES contains the explanation of the key policy targets will be secured:</p> <ul style="list-style-type: none">• 95% demolition waste will be diverted from landfill: recommendations of the pre-demolition audit will be followed.	<p>The Applicant has provided a circular economy narrative and this is welcomed.</p> <p>The Applicant has partially provided confirmation of how the CE targets for construction and excavation waste will be met.</p> <p>However, the Applicant should set out some explanation of specific actions which may be undertaken to ensure that the municipal waste target and recycled/reused content in materials is captured and how the following targets will be met:</p> <ul style="list-style-type: none">• 95% of construction waste will be reused/recycled (for example using a CEMP)• 95% excavation waste will be diverted from landfill• 65% of municipal waste to be recycled by 2030• 20% by value of materials to be recycled/reused content: measures will be explored later so have not yet been confirmed.	<p>Please respond here.</p>	
9	Post-Construction Report	<p>The Applicant has acknowledged acceptance for a Post Completion Report to be created and submitted to the GLA. The Applicant will submit this report to the GLA within three-months following practical completion.</p>	<p>Nothing further is required.</p>		
10	End-of-life strategy	<p>The Applicant has not provided an End-of-Life Strategy, however they have noted that potential content of an end-of-life strategy could include <i>"the use of a unitised façade will support disassembly and reuse at end-of-life. The use of alternative materials which support high recycling rates or composting at end-of-life will be explored through detailed design"</i>.</p>	<p>The Applicant should provide an End-of-Life Strategy as per the GLA's Guidance, including how this will be communicated to future building owners, managers and occupiers and how the building information will be stored.</p>	<p>Please respond here.</p>	
11	Supporting Documentation	<p>The Applicant has provided the following supporting information as an appendix to the written report:</p> <ul style="list-style-type: none">• Circular Economy workshop/ meeting notes from the 2nd and the 25th March 2021.• Pre-demolition Audit• Operational Waste and Recycling Management Strategy (AECOM, August 2022) (containing Appendices: Communication with LBS; Collection Vehicle (RCV) Tracking	<p>The provision of this information is welcomed. It is strongly encouraged that the Applicant provide the following additional supporting information:</p> <ul style="list-style-type: none">• Site Waste / Resource Management Plan• Cut and fill calculations and/or Excavated - Materials Options Assessment• Reused or recycled content calculations.	<p>Please respond here.</p>	

Energy Memo: GLA Consultation

Case details

Date of first review:	12/10/2022
Case Name:	Borough Triangle
Case Number:	
Case Officer:	
London Borough:	Southwark
Application Type (Outline/Hybrid/Detailed):	Detailed
Applicant:	Berkley Homes
Energy Consultant:	Whitecode Consulting
Document Title:	Energy Statement
Document Date:	01/08/2022

Development proposals

Use	Floorspace/Number of units
Residential	838 units
Class E	1829 m2
Flexible E/F1	438 m2
Flexible E/Sui generis	3276 m2

Domestic (detailed)

SAP 10	Total residual regulated CO ₂ emissions	Regulated CO ₂ emissions reductions	
	(tonnes per annum)	(tonnes per annum)	(per cent)
Baseline i.e. 2013 Building Regulations	806.1		
Energy Efficiency	680	126.1	16%
CHP	680	0	0%
Renewable energy	292.9	387.1	48%
Total		513.2	64%

Non-domestic (detailed)

SAP 10	Total residual regulated CO ₂ emissions	Regulated CO ₂ emissions reductions	
	(tonnes per annum)	(tonnes per annum)	(per cent)
Baseline i.e. 2013 Building Regulations	192.9		
Energy Efficiency	163.7	29.2	15%
CHP	163.7	0	0%
Renewable energy	90.5	73.2	38%
Total		102.4	53%

Carbon offsetting (detailed)

	Shortfall (tonnes per annum)	Shortfall (£)
Domestic	292.9	834765
Non-domestic	90.5	257925
Total	383.4	1092690

Macreanor Lavington

Project Name: Borough Triangle
Project Number: 488
Client Name: Berkeley Homes (South East London) Limited
Current Revision: P010.01
Current Revision Date: 22/08/2022
Current Revision Status: For Approval

Table 1 - Units no. by Unit Type Group and Building

	A	B	C1	C2	D
1B-1P	18	23			41
1B-2P	143	134		4	284
1B-2P-WA	3	3		4	10
2B-3P	53	64	24	4	147
2B-3P-WA	18	19	5		55
2B-4P	66	60	23		163
2B-4P-WA			1		4
3B-5P	36	21	17		120
3B-5P-WA		4	1		5
3B-6P	3	3			6
4B-7P					3
Total Units	340	331	71	12	838

Table 2 - Units by Unit Type Group and no. of Bedrooms / KPIs

Unit Type Group	Units (no.)	Units (%)	HR (no.)	Unit GIA excl. Amenity (m²)		Unit GIA incl. Amenity (m²)	
				Total	Average	Total	Average
SR							
1B-2P	3	3.0%	6	160.7	53.6	160.7	53.6
2B-3P	8	8.1%	32	523.9	65.5	563.7	70.5
2B-3P-WA	13	13.1%	52	1021.0	78.5	1187.0	91.3
2B-4P	18	18.2%	72	1300.1	72.2	1393.1	77.4
2B-4P-WA	4	4.0%	16	351.7	87.9	387.8	96.9
3B-5P	49	49.5%	245	4289.2	87.5	4828.7	98.5
3B-5P-WA	1	1.0%	5	115.9	115.9	115.9	115.9
4B-7P	3	3.0%	18	345.6	115.2	384.2	128.1
SR Total	99	11.8%	446	8108.1	81.9	9021.2	91.1
AI							
1B-2P	30	24.4%	60	1509.9	50.3	1688.9	56.3
1B-2P-WA	4	3.3%	12	261.8	65.5	291.7	72.9
2B-3P	27	22.0%	108	1777.4	65.8	1946.0	72.1
2B-3P-WA	5	4.1%	20	391.4	78.3	391.5	78.3
2B-4P	39	31.7%	156	2821.2	72.3	3141.0	80.5
3B-5P	14	11.4%	70	1241.3	88.7	1400.9	100.1
3B-5P-WA	4	3.3%	20	506.4	126.6	562.2	140.6
AI Total	123	14.7%	446	8509.3	69.2	9422.2	76.6
PS							
1B-1P	41	6.7%	41	1782.0	43.5	1781.9	43.5
1B-2P	251	40.7%	502	12615.9	50.3	14059.9	56.0
1B-2P-WA	6	1.0%	18	396.8	66.1	430.4	71.7
2B-3P	112	18.2%	336	7811.5	69.7	8638.1	77.1
2B-3P-WA	37	6.0%	111	2889.8	78.1	3164.8	85.5
2B-4P	106	17.2%	318	8190.7	77.3	9009.7	85.0
3B-5P	57	9.3%	285	5265.3	92.4	5888.1	103.3
3B-6P	6	1.0%	44	993.9	165.6	1091.8	182.0
PS Total	616	73.5%	1655	39945.7	64.8	44064.6	71.5
Total Units	838	100.0%	2547	56563.2	67.5	62508.0	74.6

Table 3 - Private Amenity by Building

	Wintergarden	Inset Balcony	Projecting Balcony	Private Terrace	Total
A1	2083	0	0	135	2218
B1	1980	0	0	135	2115
C1	0	368	164	107	638
C2	0	65	0	39	104
D1	0	627	98	118	843
Total amenity	4063	1060	262	534	5918

Table 4 - Communal Amenity and Playspace by building

Communal Amenity requirement			Playspace requirement			
	Total Amenity required	Private Amenity Contribution	Communal Amenity required	Internal Communal Amenity	Total Playspace 0-17	Total Playspace 0-11
C3 Private Amenity LBS (m²)						
A1	3400	2102.0	1348.0	1570.1	399.2	343.5
B1	3310	1988.7	1371.3	282.1	363.5	317.2
C1	710	544.5	215.5	0.0	313.3	249.9
C2	120	68.8	101.2	0.0	9.3	8.5
D1	840	789.9	100.1	0.0	1424.7	1010.3
Grand Total	8380	5493.9	3136.1	1852.2	2510.0	1929.4

*includes additional 50 sqm per core
** for details on communal amenity and playspace compliance please refer to the Landscape Architecture Report by MRG

Table 5 - GIA by Level

Level	Commercial, Business and Service	Su1 Generis / C, B and S	Learning and non-residential Institution / C, B and S	Units/Circ/Risers	Communal Amenity	Residential Ancillary	Non-Residential Ancillary	Car Parking	Loading Bay	MEP	Total
Level 00	1027.7	1847.4	238.3	809.6		115.8		190.4			4229.2
Mezzanine	151.7	2206.3		518.6		359.4					3236.0
Level 01	315.1		199.9	2324.1	586.6	83.7					3509.4
Level 02	315.1			2414.3	536.9						3266.3
Level 03				3174.7							3174.7
Level 04				3157.0							3157.0
Level 05				2815.7							2815.7
Level 06				2815.7							2815.7
Level 07				2815.7							2815.7
Level 08				2815.7							2815.7
Level 09				2815.7							2815.7
Level 10				2110.2							2110.2
Level 11				2061.7							2061.7
Level 12				2061.7							2061.7
Level 13				2061.7							2061.7
Level 14				2061.7							2061.7
Level 15				2061.7							2061.7
Level 16				2061.7							2061.7
Level 17				1946.0							1946.0
Level 18				1563.6							1563.6
Level 19				1563.6							1563.6
Level 20				1563.6							1563.6
Level 21				1563.6							1563.6
Level 22				1563.6							1563.6
Level 23				1562.6							1562.6
Level 24				1562.6							1562.6
Level 25				1562.6							1562.6
Level 26				1562.6							1562.6
Level 27				1562.6							1562.6
Level 28				1561.6							1561.6
Level 29				1561.6							1561.6
Level 30				1157.6	404.1						1561.7
Level 31				1263.6	263.5						1527.1
Level 32				1492.7							1492.7
Level 33				1492.7							1492.7
Level 34				1492.7							1492.7
Level 35				1492.7							1492.7
Level 36				1492.7							1492.7
Level 37				1492.7							1492.7
Level 38				1492.7							1492.7
Level 39				1423.2							1423.2
Level 40				845.9	91.9						937.8
Level 41				746.4		70.2					816.6
Level 42				746.4		20.4					766.8
Level 43				676.8							676.8
Level 44				100.0	91.4						191.4
Level 45						70.2					70.2
Level 46						20.4					20.4
Level B1M	26.0	86.3	45.1	366.4		1892.6	46.5	1431.4		166.1	4060.4
Level B1	105.0	282.9		379.7		1911.7	75.7		1404.6	1629.7	5789.3
Level B2										132.2	132.2
Total	1940.6	4422.9	483.3	79812.3	1974.4	4544.4	122.2	1621.8	1404.6	1928.0	98254.5

Notes

- All stated areas approximate measure of current drawings and will change as design / coordination progresses.
- All units, except studios, have private amenity space in the form of either wintergardens, inset or projecting balconies or terraces;
- Residential gym & swimming pool etc at level 1 & 2 in Building A; other residential amenities at lvl 30 & 31 in Building A & lvl 30 in Building B, level 44 in Building A and level 40 in tower B;
- Substations are shown at basement level which is in principle agreed with UKPN;
- ASHPs are located on roof of Building D and at lvl 41 in Building B and lvl 45 in Building A;
- All other residential ancillary (eg car & cycle parking, refuse stores & MEP plant) is at basement levels;
- Units/Circ/Risers includes residential lobbies and estates office;
- All areas stated above are in sqm;
- Unit GIA excl. Amenity is equivalent to NSA of apartment.
- Unit GIA inc. Amenity does not include projecting balconies or terraces which are external to the building(s).

Maccreeanor Lavington

Project Name: Borough Triangle
Project Number: 488
Client Name: Berkeley Homes (South East London) Limited
Current Revision: P010.01
Current Revision Date: 22/08/2022
Current Revision Status For Approval

Residential overview per Level

Building A

Level	No Units	Resi GIA
Level 00		387.5
Level 01		686.5
Level 02		647.4
Level 03	10	870.9
Level 04	10	870.9
Level 05	9	781.8
Level 06	9	781.8
Level 07	9	781.8
Level 08	9	781.8
Level 09	9	781.8
Level 10	9	781.8
Level 11	9	781.8
Level 12	9	781.8
Level 13	9	781.8
Level 14	9	781.8
Level 15	9	781.8
Level 16	9	781.8
Level 17	9	781.8
Level 18	9	781.8
Level 19	9	781.8
Level 20	9	781.8
Level 21	9	781.8
Level 22	9	781.8
Level 23	8	780.8
Level 24	8	780 8
Level 25	8	780 8
Level 26	8	780 8
Level 27	8	780 8
Level 28	8	780 8
Level 29	8	780 8
Level 30	6	780 8
Level 31	5	780 8
Level 32	8	746.4
Level 33	8	746.4
Level 34	8	746.4
Level 35	8	746.4
Level 36	8	746.4
Level 37	8	746.4
Level 38	8	746.4
Level 39	8	746.4
Level 40	8	746.4
Level 41	8	746.4
Level 42	8	746.4
Level 43	3	676.8
Level 44		191.4
Level 45		70 2
Level 46		20.4
Level Mezzanine		294.9
Total	340	34026.9

Building B

Level	No Units	Resi GIA
Level 00		264.9
Level 01	8	863.5
Level 02	9	863.5
Level 03	9	863.5
Level 04	9	863.5
Level 05	9	781.8
Level 06	9	781.8
Level 07	9	781.8
Level 08	9	781.8
Level 09	9	781.8
Level 10	9	781.8
Level 11	9	781.8
Level 12	9	781.8
Level 13	9	781.8
Level 14	9	781.8
Level 15	9	781.8
Level 16	9	781.8
Level 17	9	781.8
Level 18	9	781.8
Level 19	9	781.8
Level 20	9	781.8
Level 21	9	781.8
Level 22	9	781.8
Level 23	9	781.8
Level 24	9	781.8
Level 25	9	781.8
Level 26	9	781.8
Level 27	9	781.8
Level 28	8	780.8
Level 29	8	780.8
Level 30	6	780.9
Level 31	8	746.3
Level 32	8	746.3
Level 33	8	746.3
Level 34	8	746.3
Level 35	8	746.3
Level 36	8	746.3
Level 37	8	746.3
Level 38	8	746.3
Level 39	3	676.8
Level 40		191.4
Level 41		70.2
Level 42		20.4
Level Mezzanine		418.2
Total	331	31390.2

Building C

Level	No Units	Resi GIA
Level 00		132.2
Level 01	10	924.8
Level 02	11	924.5
Level 03	11	924.5
Level 04	11	924.5
Level 05	8	754.0
Level 06	8	754.0
Level 07	8	754.0
Level 08	8	754.0
Level 09	8	754.0
Level 10		48.5
Level Mezzanine		92.9
Total	83	7741.9

Building D

Level	No Units	Resi GIA
Level 00		140.8
Level 01	5	519.6
Level 02	5	515.8
Level 03	5	515.8
Level 04	5	498.1
Level 05	5	498.1
Level 06	5	498.1
Level 07	5	498.1
Level 08	5	498.1
Level 09	5	498.1
Level 10	5	498.1
Level 11	5	498.1
Level 12	5	498.1
Level 13	5	498.1
Level 14	5	498.1
Level 15	5	498.1
Level 16	5	498.1
Level 17	4	382.4
Level Mezzanine		72.0
Total	84	8621.7

Notes

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3. Residential gym & swimming pool etc at level 1 & 2 in Building A; other residential amenities at lvl 30 & 31 in Building A & lvl 30 in Building B, level 44 in Building A and level 40 in tower B;
4. Substations are shown at basement level which is in principle agreed with UKPN;
5. ASHPs are located on roof of Building D and at lvl 41 in Building B and lvl 45 in Building A;
6. All other residential ancillary (eg car & cycle parking, refuse stores & MEP plant) is at basement levels;
7. Units/Circ/Risers includes residential lobbies and estates office;
8. All areas stated above are in sqm;
9. Resi GIA includes wintergardens and excludes non-residential areas and basement.

Maccreanor Lavington

Project Name: Borough Triangle
 Project Number: 488
 Client Name: Berkeley Homes (South East london) Limited
 Current Revision: P010.10
 Date: 22/08/2022
 Current Revision Status: For Approval

ABOVE GROUND - NON-RESIDENTIAL																
Description	Use Class	A (inc. 83 Borough Road)			B			C (C1 & C2)			D			E (82 Borough Road)		
		GEA	GIA	Units	GEA	GIA	Units	GEA	GIA	Units	GEA	GIA	Units	GEA	GIA	Units
Commercial, Business and Service	E	302.3	280.3	-	955.8	584.1	-	-	-	-	-	-	-	1078.2	945.3	-
Sui-Generis / C, B and S	SG or E	21.9	18.6	-	-	-	-	3436.9	3275.9	-	849.8	759.2	-	-	-	-
Learning and Non-residential institution / C, B and S	F1 or E	480.1	438.2	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Non-residential		804.3	737.1	-	955.8	584.1	-	3436.9	3275.9	-	849.8	759.2	-	1078.2	945.3	-

ABOVE GROUND - NON-RESIDENTIAL		BASEMENT - NON-RESIDENTIAL		Total GEA	Total GIA
Total / Use Class		Total / Use Class			
GEA	GIA	GEA	Total GIA		
2336.3	1809.7	405.4	334.5	2741.7	2144.2
4308.6	4053.7	732.5	604.5	5041.1	4658.2
480.1	438.2	114.4	94.4	594.5	532.6
7125.0	6301.6	1252.3	1033.3	8377.3	7334.9

ABOVE GROUND - RESIDENTIAL																
Description	Use Class	A (inc. 83 Borough Road)			B			C (C1 & C2)			D			E (82 Borough Road)		
		GEA	GIA	Units	GEA	GIA	Units	GEA	GIA	Units	GEA	GIA	Units	GEA	GIA	Units
Residential Units	C3	35000.2	32004.8	340	33644.4	30874.4	331	9149.6	7609.7	83.0	10308.4	8507.8	84	-	-	-
Amenity & Lobby	C3	2484.7	2022.1	-	573.6	515.7	-	135.5	132.2	-	118.3	113.9	-	-	-	-
Total Residential		37484.9	34026.9	340	34218.0	31390.1	331	9285.1	7741.9	83	10426.7	8621.7	84	-	-	-

ABOVE GROUND - RESIDENTIAL		BASEMENT - RESIDENTIAL		Total GEA	Total GIA
Total Residential		Total Residential			
GEA	GIA	GEA	Total GIA		
88102.6	78996.7	11075.4	9138.8	99178.0	88135.5
3312.1	2783.9	-	-	3312.1	2783.9
91414.7	81780.6	11075.4	9138.8	102490.1	90919.4

| TOTAL ABOVE GROUND | | | | | | | | | | | | | | | | |
| TOTAL ABOVE GROUND | | 38289.2 | 34764.0 | 340 | 35173.8 | 31974.2 | 331 | 12722.0 | 11017.8 | 83 | 11276.5 | 9380.9 | 84 | 1078.2 | 945.3 | - |

TOTAL ABOVE GROUND		TOTAL BASEMENT		TOTAL GIA	TOTAL GIA
98539.7	88082.2	12327.7	10172.1	110867.4	98254.3

- Notes**
1. All stated areas approximate measure of current drawings and will change as design / coordination progresses.
 2. All units, except studios, have private amenity space in the form of either wintergardens, inset or projecting balconies or terraces;
 3. Residential gym & swimming pool etc at level 1 & 2 in Building A; other residential amenities at lvl 30 & 31 in Building A & lvl 30 in Building B, level 44 in Building A and level 40 in tower B;
 4. Substations are shown at basement level which is in principle agreed with UKPN;
 5. ASHPs are located on roof of Building D and at lvl 41 in Building B and lvl 45 in Building A;
 6. All other residential ancillary (eg car & cycle parking, refuse stores & MEP plant) is at basement levels;
 7. Units/Circ/Risers includes residential lobbies and estates office;
 8. All areas stated above are in sqm.
 9. GIA includes wintergardens

Maccreeanor Lavington

Project Name:

Project Number:

Client Name:

Current Revision:

Current Revision Date:

Current Revision Status

Borough Triangle

488

Berkeley Homes (South East London) Limited

P010.01

22/08/2022

For Approval

	Unit GIA excl. Amenity (m2)	Unit GIA incl. Amenity (m2)	Amenity		Bedroom 1		Bedroom 2		Bedroom 3		Bedroom 4		Kitchen		Kitchen / Diner		Living		Living / Dining		Living / Dining / Kitchen		Storage		
			Area (m2)	Difference (m2)	Area (m2)	Difference (m2)	Area (m2)	Difference (m2)	Area (m2)	Difference (m2)	Area (m2)	Difference (m2)	Area (m2)	Difference (m2)	Area (m2)	Difference (m2)	Area (m2)	Difference (m2)	Area (m2)	Difference (m2)	Area (m2)	Difference (m2)	Area (m2)	Difference (m2)	
1B-1P																									
0101	43.5	43.5	5.0	0.0	11.0																15.4		1.0	0.0	
1B-2P																									
0201	50.0	55.8	5.1	0.1	13.6	1.6															27.0	3.0	1.5	0.0	
0202	50.3	56.0	5.0	0.0	15.3	3.3															25.5	1.5	1.5	0.0	
0203	50.4	56.1	5.0	0.0	13.6	1.6															26.4	2.4	2.3	0.8	
0204	50.4	56.1	5.0	0.0	16.1	4.1															24.0	0.0	2.2	0.7	
0206	50.0	55.8	5.1	0.1	13.6	1.6															27.0	3.0	1.5	0.0	
0207	50.3	56.0	5.0	0.0	15.3	3.3															25.4	1.4	1.5	0.0	
0208	50.4	56.1	5.0	0.0	13.6	1.6															26.4	2.4	2.3	0.8	
0209	50.4	56.1	5.0	0.0	16.1	4.1															24.0	0.0	2.2	0.7	
1201	50.4	56.4	5.0	0.0	12.4	0.4															27.6	3.6	2.6	1.1	
3201	50.6	57.9	5.0	0.0	12.4	0.4															25.0	1.0	1.5	0.0	
4201	52.4	52.4	7.0	2.0	12.1	0.1															24.0	0.0	2.5	1.0	
4202	55.8	55.8	21.0	16.0	12.1	0.1															25.8	1.8	3.9	2.4	
1B-2P-WA																									
0205	65.9	71.7	5.1	0.1	16.4	2.9															28.1	3.1	2.4	0.9	
3202	65.5	72.9	5.2	0.2	14.0	0.5															31.1	6.1	1.6	0.1	
2B-3P																									
0301	72.4	79.1	6.0	0.0	12.1	0.1	8.9	1.4													27.5	0.5	2.0	0.0	
0302	70.4	79.3	7.9	1.9	12.0	0.0	9.2	1.7													27.3	0.3	2.2	0.2	
0303	64.5	71.4	6.0	0.0	13.2	1.2	9.9	2.4													27.1	0.1	2.1	0.1	
0306	74.8	79.1	19.9	13.9	14.6	2.6	8.9	1.4													27.5	0.5	2.0	0.0	
0307	72.1	79.3	22.5	16.5	12.8	0.8	10.0	2.5													27.2	0.2	2.2	0.2	
0308	66.8	71.4	8.8	2.8	13.3	1.3	12.1	4.6													27.1	0.1	2.1	0.1	
0309	66.7	76.1	8.1	2.1	13.0	1.0	11.5	4.0													28.2	1.2	2.3	0.3	
3301	66.6	76.7	7.8	1.8	13.4	1.4	7.5	0.0													28.3	1.3	3.2	1.2	
3302	66.4	76.1	7.1	1.1	13.6	1.6	8.3	0.8													28.1	1.1	2.1	0.1	
3303	64.2	64.2	6.1	0.1	12.1	0.1	8.1	0.6					8.3	1.3							19.8	2.8		2.3	0.3
3306	66.9	75.4	6.0	0.0	12.3	0.3	8.1	0.6													28.5	1.5	2.0	0.0	
3307	66.9	75.4	45.1	39.1	12.3	0.3	8.1	0.6													28.5	1.5	2.0	0.0	
4301	64.8	64.8	16.4	10.4	12.3	0.3	8.5	1.0													28.4	1.4	2.1	0.1	
2B-3P-WA																									
0304	79.2	86.4	6.4	0.4	15.4	1.9	8.9	0.4													27.0	0.0	2.1	0.1	
0305	76.9	84.6	7.0	1.0	14.4	0.9	11.3	2.8													27.4	0.4	2.1	0.1	
3305	78.3	78.3	6.1	0.1	16.7	3.2	10.4	1.9						7.7	0.7						20.9	3.9		2.0	0.0
4302	78.5	91.3	10.0	4.0	13.7	0.2	9.8	1.3													28.3	1.3	2.0	0.0	
2B-4P																									
0401	78.2	86.0	7.0	0.0	13.1	1.1	12.0	0.0													27.7	0.7	3.9	1.9	
0402	76.9	84.6	7.1	0.1	13.2	1.2	12.1	0.1													27.2	0.2	5.1	3.1	
0403a	79.2	87.1	7.1	0.1	13.1	1.1	14.3	2.3													27.9	0.9	3.6	1.6	
0403b	76.7	84.4	7.0	0.0	12.2	0.2	12.7	0.7													27.7	0.7	3.6	1.6	
0404	75.4	83.2	7.0	0.0	13.0	1.0	11.8	-0.2													27.0	0.0	3.9	1.9	
0405	78.2	86.0	17.2	10.2	13.1	1.1	12.0	0.0													27.7	0.7	3.9	1.9	
0406	76.9	84.6	22.4	15.4	13.2	1.2	12.1	0.1													27.3	0.3	5.1	3.1	
0407a	79.2	87.1	12.0	5.0	13.1	1.1	14.4	2.4													27.9	0.9	3.6	1.6	
0407b	76.7	84.4	11.9	4.9	12.1	0.1	12.7	0.7													27.7	0.7	3.6	1.6	
0408	77.3	83.4	10.2	3.2	14.5	2.5	12.0	0.0													27.1	0.1	3.9	1.9	
0409	73.7	83.0	8.2	1.2	12.2	0.2	12.5	0.5													28.0	1.0	2.1	0.1	
0410	73.9	84.1	8.0	1.0	13.0	1.0	12.4	0.4													28.1	1.1	2.0	0.0	
1401	73.9	83.2	8.2	1.2	12.6	0.6	12.6	0.6													28.1	1.1	2.1	0.1	
2401	70.5	77.9	7.0	0.0	13.3	1.3	12.0	0.0													28.2	1.2	2.0	0.0	
3401	71.2	80.7																							

From: [REDACTED]
Sent: 16 November 2022 13:07
To: [REDACTED]
Cc: [REDACTED]; [REDACTED]
Subject: RE: Re 22/AP/3149 Borough Triangle Site SE1 6DR
Attachments: Developer Guidance (Santander).pdf

<https://content.tfl.gov.uk/developer-guidance-for-santander-cycles.pdf>

Hi [REDACTED]

Re my email below, you would have received the Stage 1 report and letter. I can confirm that the transport section of the Stage 1 report (paragraphs 71-77) reflects TfL's position.

I would like to take this opportunity to elaborate on the cycle hire docking station location, for which I believe the applicant has suggested a location on the Newington Causeway footway under the rail bridge, which is not ideal for various reasons. We had envisaged the cycle hire docking station to be located where the short stay cycle parking identified between buildings B and C currently is planned, landscape plan extract below, so a 'like-for-like replacement with 'no net impact' on public realm.



We believe a docking station in this location will be ideally placed to serve the development, easily accessed from Newington Causeway, as well as providing activation of this edge of the public realm, without impinging on the core of the new public realm. A further benefit of an on-site location within the planning red line is that it could receive planning permission as part of the wider development, rather than requiring a separate planning permission. A good comparator is the Riverlight development in Nine Elms Lane, a development of the applicant. This [streetview](#) shows how the docking station can be compact and on the edge of the public realm with minimal impact.

I attach design guidance for developers that I would be grateful if you could forward to the applicant team so they can draw up a proposal.

The short stay cycle parking will need to be relocated, but given the non-policy compliant (both Southwark Plan and London Plan) short stay cycle parking in general, we are challenging the applicant on this eg to provide a short stay cycle hub, possibly associated with the market. I would welcome your views and support on this.

And for information, as part of the GLA's 'Net Zero Carbon 2030' initiative, TfL has been undertaking pre market engagement for potentially using excess heat from the Northern line vent shaft in the Inner London Crown Court car park opposite the Borough Triangle site. Early last year we issued a Market Sounding Questionnaire (MSQ) to see if there was any interest in using the waste heat, with the aim of a subsequent competitive tender exercise to identify a partner/offtaker. I have informed the TfL project manager of the Borough Triangle planning application and so she

will contact the applicant informally to let them know there may be an opportunity coming so that they can, if they are interested in tendering, potentially plan this in from the outset, rather than retrofit in the event that they win the tender process.

Regards

[REDACTED]

From: [REDACTED]

Sent: 04 November 2022 14:54

To: [REDACTED] <[REDACTED]@southwark.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: Re 22/AP/3149 Borough Triangle Site SE1 6DR

Phased mixed-use redevelopment of the site comprising: - Demolition of all existing buildings/structures and site clearance, except 82 and (part) 83 Borough Road which are to be retained, altered and refurbished for flexible commercial, business, service and learning and non-residential institution uses (Class E / F1); - Construction of basement structure and vehicular access; - Construction of buildings to provide dwellings (Class C3), flexible commercial, business, service and mixed food/drink/leisure uses (including drinking establishments with expanded food provision, hot food takeaways, live music performance venue and cinema) (Class E / Sui Generis) and public toilets; and - Provision of associated car and cycle parking, open space and landscaping, means of access and highway alterations, installation of plant and utilities and all other associated ancillary works incidental to the development.

Hello [REDACTED]

Thank you for consulting TfL Spatial Planning.

As this planning application has been referred to the GLA for consideration by the Mayor of London, as per the protocol we have agreed with them I will provide our comments within 5 working days of the issue of the Stage 1 report and letter.

Regards

[REDACTED]

Principal Planner East Area

Spatial Planning | TfL City Planning

8th Floor, 5 Endeavour Square LONDON E20 1JN

M: [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 15 November 2022 17:14
To: [REDACTED]
Subject: RE: GLA Referrals Portal - case ref 2022/0700

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 14 November 2022 10:39
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA Referrals Portal - case ref 2022/0700

Done

[REDACTED]

Planning Support Manager, Planning
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL
[REDACTED]

london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

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Follow us on Twitter [@LDN_planning](#)

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 11 November 2022 12:02
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: FW: GLA Referrals Portal - case ref 2022/0700

Hey mate can you update the latest decision date for 2022/0700 (borough triangle) to the 18th.

Emails below confirm live date of 7th Oct (when they actually gave us the docs) so the dates need to be updated (it will go out on time with the revised date which will be goooooood for my stats!) [REDACTED] has said only you have the power to do this...

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
[REDACTED]

london.gov.uk

[\[REDACTED\]@london.gov.uk](mailto: [REDACTED]@london.gov.uk)

From: [REDACTED]
Sent: 11 November 2022 11:54
To: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto: [REDACTED]@london.gov.uk)>
Subject: FW: GLA Referrals Portal - case ref 2022/0700

Sorry, the referral date and start date for this one needs to be the 7th of Oct (not what I said on teams!)

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[\[REDACTED\]@london.gov.uk](mailto: [REDACTED]@london.gov.uk)

From: [REDACTED] <[\[REDACTED\]@southwark.gov.uk](mailto: [REDACTED]@southwark.gov.uk)>
Sent: 31 October 2022 10:33
To: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto: [REDACTED]@london.gov.uk)>
Subject: RE: GLA Referrals Portal - case ref 2022/0700

That's great, thanks [REDACTED]

Kind regards

[REDACTED]

Team Leader | Old Kent Road Planning and Growth Team

Planning Division | London Borough of Southwark

160 Tooley Street | London SE1 2QH

T: [REDACTED] | E: [\[REDACTED\]@southwark.gov.uk](mailto: [REDACTED]@southwark.gov.uk)

www.southwark.gov.uk

This is the opinion of the officer and is given without prejudice to any formal decision of the Council.

From: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto: [REDACTED]@london.gov.uk)>
Sent: Monday, October 31, 2022 10:31 AM
To: [REDACTED] <[\[REDACTED\]@southwark.gov.uk](mailto: [REDACTED]@southwark.gov.uk)>
Subject: RE: GLA Referrals Portal - case ref 2022/0700

Perfect, I have all the responses I need and the report is largely drafted so it will go to the Mayor's meeting on 14.10.2022

Sincerely

[REDACTED]
[REDACTED]
Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
[REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] [REDACTED] <[REDACTED]@southwark.gov.uk>

Sent: 31 October 2022 10:27

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; Planning Support <planningsupport@london.gov.uk>

Subject: RE: GLA Referrals Portal - case ref 2022/0700

Hi [REDACTED]

Yes sure, that's fine.

Many thanks

[REDACTED]
[REDACTED]
Team Leader | Old Kent Road Planning and Growth Team
Planning Division | London Borough of Southwark
160 Tooley Street | London SE1 2QH
T: [REDACTED] | E: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

This is the opinion of the officer and is given without prejudice to any formal decision of the Council.

From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Sent: Monday, October 31, 2022 10:24 AM

To: [REDACTED] [REDACTED] <[REDACTED]@southwark.gov.uk>; Planning Support <planningsupport@london.gov.uk>

Subject: RE: GLA Referrals Portal - case ref 2022/0700

Hi [REDACTED]

Unfortunately our Environment Team weren't able to get me comments on this in time. Are you happy for me to update the referral date to the 7 October 2022?

Sincerely

[REDACTED]
[REDACTED]
Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL

london.gov.uk

london.gov.uk

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 07 October 2022 09:45
To: Planning Support <planningsupport@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA Referrals Portal - case ref 2022/0700

Hi [REDACTED]

Thanks for your reply and I apologise for the delay getting back to you.

I'm not sure why the WeTransfer I sent you on the 22nd September didn't work. Apologies for any time wasted on your part. That's a big help that you're happy to accept a weblink to the application documents on Southwark Council's Public Access for Planning register. Hopefully this link works: <https://planning.southwark.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHU23JKB00300>. If not, search for **21/AP/3149** on the [Planning Register landing page](#).

If you want to reset the validation date to today, given that not until today did you have the weblink, I will understand.

Many thanks

[REDACTED]
[REDACTED]
Team Leader | Old Kent Road Planning and Growth Team
Planning Division | London Borough of Southwark
160 Tooley Street | London SE1 2QH
T: [REDACTED] | E: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

This is the opinion of the officer and is given without prejudice to any formal decision of the Council.

From: Planning Support <planningsupport@london.gov.uk>
Sent: Friday, September 23, 2022 11:37 AM
To: [REDACTED] <[REDACTED]@southwark.gov.uk>; Planning Support <planningsupport@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA Referrals Portal - case ref 2022/0700

Hi [REDACTED]

Thank you for our email.

Please note that I was unable to download documents from you link.

Could you provide a LPA URL link to the council website please?

Kind regards
[REDACTED]

■■■■ ■■■■
Planning Support Administrator, Planning
GREATERLONDONAUTHORITY
Union Street, London SE1 0LL
■■■■

london.gov.uk

■■■■ london.gov.uk

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From: ■■■■ ■■■■ <■■■■ [southwark.gov.uk](mailto:■■■■@southwark.gov.uk)>
Sent: 22 September 2022 17:15
To: Planning Support <planningsupport@london.gov.uk>
Cc: ■■■■ ■■■■ <■■■■ [london.gov.uk](mailto:■■■■@london.gov.uk)>
Subject: RE: GLA Referrals Portal - case ref 2022/0700

Hi ■■■■

Thanks for getting back to me about this.

Due to being unable to get back into the case file on your portal, I'm not 100% which specific documents the GLA need to be uploaded in order to make the referral valid. Therefore, I have pulled together [here](#) the ones that I suspect you need. Even if not all of the documents are needed for the purpose of validating the referral, the case officer, ■■■■ will probably appreciate having a copy (rather than having to hunt them down on the Council's Public Access for Planning Register).

I haven't included in the WeTransfer link the entire suite of submission documents (as there are approx 250 in total, and all of them bar the full FVA can be viewed on the Council's Public Access for Planning Register) - just the key ones, as follows:

DRAWINGS:

- Existing and demolition plans (x4 in total)
- GA Elevations-Proposed (x15 in total, including the material key)
- GA Plans-Proposed (x41 in total)
- Landscape drawings (x23 in total)

DOCUMENTS:

- Viability and housing information (x3 in total)
- ES and Technical Appendices (x62 in total).

If there's anything more you need from me, please get in touch.

Many thanks

■■■■ ■■■■
Team Leader | Old Kent Road Regeneration Team
Planning Division | London Borough of Southwark
160 Tooley Street | London SE1 2QH
T: ■■■■ | E: ■■■■ [southwark.gov.uk](mailto:■■■■@southwark.gov.uk)

This is the opinion of the officer and is given without prejudice to any formal decision of the Council.

From: Planning Support <planningsupport@london.gov.uk>

Sent: Wednesday, September 21, 2022 5:06 PM

To: [REDACTED] [REDACTED] <[REDACTED]southwark.gov.uk>; Planning Support <planningsupport@london.gov.uk>

Subject: RE: GLA Referrals Portal - case ref 2022/0700

Hi [REDACTED]

Thank you for your email.

We have received your application yesterday and we have also validate it. You should be still able to update any addition documents to this application.

If you have a problem to upload them, you can send it to us or if you have a link for your web, where the documents are provided, you can send us the link and we will upload it to your application.

Kind regards

[REDACTED]

[REDACTED] [REDACTED]

Planning Support Administrator, Planning

GREATERLONDONAUTHORITY

Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

[Register here](#) to be notified of planning policy consultations or [sign up](#) for GLA Planning News

Follow us on Twitter [@LDN_planning](#)

From: [REDACTED] [REDACTED] <[REDACTED]southwark.gov.uk>

Sent: 20 September 2022 16:31

To: Planning Support <planningsupport@london.gov.uk>

Subject: GLA Referrals Portal - case ref 2022/0700

Hi GLA Planning Support Team

I am a planning case officer at Southwark Council. Earlier today I started a Stage 1 referral for a planning application that has just been allocated to me. I got up from my desk part-way through creating 2022/0700 because I had to go into a meeting. While I was away from my desk, the portal had shut down my submission. When I returned to my desk and re-opened the portal, my case was still registered on the system but was marked as 'completed' and I now seemingly have no ability to edit/complete the case. I note the current status says "Allocated" (see below). I want to upload some more documents before I submit the referral. **Is there no way for me to edit the referral?**

Home

Profile Details

Activity History

Activity detail

Referral - Stage 1

Date opened

20/09/2022

Current status

Allocated

Description

Planning Application Reference: 2022/0700

LPA Planning Application Reference: 22/AP/3149

Development Name: Borough Triangle

Site Address: 18-54 Newington Causeway

69 Borough Road

82-83 Borough Road

London

Southwark

SE1 6DR

Proposal: Phased mixed-use redevelopment of the site comprising:

- Demolition of all existing buildings/structures and site clearance, except 82 and (part) 83 Borough Road which are to be retained, altered and refurbished for flexible commercial, business, service and learning uses (Class E / F1);
- Construction of basement structure and vehicular access;
- Construction of buildings to provide dwellings (Class C3), flexible commercial, business, service and mixed food/drink/leisure uses (including drinking establishments with expanded food provision, hot food takeaways, live music performance venue and cinema) (Class E / Sui Generis) and public toilets; and
- Provision of associated car and cycle parking, open space and landscaping, means of access and highway alterations, installation of plant and utilities and all other associated ancillary works incidental to the development.

Attached files

Southwark DRP Report - Borough Triangle - 2022-03-14.pdf	20/9/2022	Download
Existing Location Plan (E505-MLA-00010000 - Rev P010.01).pdf	20/9/2022	Download

Thank you



Team Leader | Old Kent Road Regeneration Team
 Planning Division | London Borough of Southwark
 160 Tooley Street | London SE1 2QH
 T:  | E:  southwark.gov.uk
www.southwark.gov.uk

This is the opinion of the officer and is given without prejudice to any formal decision of the Council.

The email you received and any files transmitted with it are confidential, may be covered by legal and/or professional privilege and are intended solely for the use of the individual or entity to whom they are addressed.

If you have received this in error please notify us immediately.

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Where opinions are expressed in the email they are not necessarily those of Southwark Council and Southwark Council is not responsible for any changes made to the message after it has been sent.

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 14 November 2022 10:39
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA Referrals Portal - case ref 2022/0700

Done

[REDACTED]

Planning Support Manager, Planning
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL
[REDACTED]

london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

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From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 11 November 2022 12:02
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: FW: GLA Referrals Portal - case ref 2022/0700

Hey mate can you update the latest decision date for 2022/0700 (borough triangle) to the 18th.

Emails below confirm live date of 7th Oct (when they actually gave us the docs) so the dates need to be updated (it will go out on time with the revised date which will be goooooood for my stats!) [REDACTED] has said only you have the power to do this...

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
[REDACTED]

london.gov.uk

[\[REDACTED\]@london.gov.uk](mailto: [REDACTED]@london.gov.uk)

From: [REDACTED]
Sent: 11 November 2022 11:54
To: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto: [REDACTED]@london.gov.uk)>
Subject: FW: GLA Referrals Portal - case ref 2022/0700

Sorry, the referral date and start date for this one needs to be the 7th of Oct (not what I said on teams!)

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[\[REDACTED\]@london.gov.uk](mailto: [REDACTED]@london.gov.uk)

From: [REDACTED] <[\[REDACTED\]@southwark.gov.uk](mailto: [REDACTED]@southwark.gov.uk)>
Sent: 31 October 2022 10:33
To: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto: [REDACTED]@london.gov.uk)>
Subject: RE: GLA Referrals Portal - case ref 2022/0700

That's great, thanks [REDACTED]

Kind regards

[REDACTED]

Team Leader | Old Kent Road Planning and Growth Team

Planning Division | London Borough of Southwark

160 Tooley Street | London SE1 2QH

T: [REDACTED] | E: [\[REDACTED\]@southwark.gov.uk](mailto: [REDACTED]@southwark.gov.uk)

www.southwark.gov.uk

This is the opinion of the officer and is given without prejudice to any formal decision of the Council.

From: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto: [REDACTED]@london.gov.uk)>
Sent: Monday, October 31, 2022 10:31 AM
To: [REDACTED] <[\[REDACTED\]@southwark.gov.uk](mailto: [REDACTED]@southwark.gov.uk)>
Subject: RE: GLA Referrals Portal - case ref 2022/0700

Perfect, I have all the responses I need and the report is largely drafted so it will go to the Mayor's meeting on 14.10.2022

Sincerely

[REDACTED]
[REDACTED]
Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
[REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@southwark.gov.uk>

Sent: 31 October 2022 10:27

To: [REDACTED] <[REDACTED]@london.gov.uk>; Planning Support <planningsupport@london.gov.uk>

Subject: RE: GLA Referrals Portal - case ref 2022/0700

Hi [REDACTED]

Yes sure, that's fine.

Many thanks

[REDACTED]
[REDACTED]
Team Leader | Old Kent Road Planning and Growth Team
Planning Division | London Borough of Southwark
160 Tooley Street | London SE1 2QH
T: [REDACTED] | E: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

This is the opinion of the officer and is given without prejudice to any formal decision of the Council.

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: Monday, October 31, 2022 10:24 AM

To: [REDACTED] <[REDACTED]@southwark.gov.uk>; Planning Support <planningsupport@london.gov.uk>

Subject: RE: GLA Referrals Portal - case ref 2022/0700

Hi [REDACTED]

Unfortunately our Environment Team weren't able to get me comments on this in time. Are you happy for me to update the referral date to the 7 October 2022?

Sincerely

[REDACTED]
[REDACTED]
Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL

[REDACTED]
london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 07 October 2022 09:45
To: Planning Support <planningsupport@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA Referrals Portal - case ref 2022/0700

Hi [REDACTED]

Thanks for your reply and I apologise for the delay getting back to you.

I'm not sure why the WeTransfer I sent you on the 22nd September didn't work. Apologies for any time wasted on your part. That's a big help that you're happy to accept a weblink to the application documents on Southwark Council's Public Access for Planning register. Hopefully this link works: <https://planning.southwark.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHU23JKB00300>. If not, search for **21/AP/3149** on the [Planning Register landing page](#).

If you want to reset the validation date to today, given that not until today did you have the weblink, I will understand.

Many thanks

[REDACTED]
[REDACTED]
Team Leader | Old Kent Road Planning and Growth Team
Planning Division | London Borough of Southwark
160 Tooley Street | London SE1 2QH
T: [REDACTED] | E: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

This is the opinion of the officer and is given without prejudice to any formal decision of the Council.

From: Planning Support <planningsupport@london.gov.uk>
Sent: Friday, September 23, 2022 11:37 AM
To: [REDACTED] <[REDACTED]@southwark.gov.uk>; Planning Support <planningsupport@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA Referrals Portal - case ref 2022/0700

Hi [REDACTED]

Thank you for our email.

Please note that I was unable to download documents from you link.

Could you provide a LPA URL link to the council website please?

Kind regards
[REDACTED]

■■■■ ■■■■
Planning Support Administrator, Planning
GREATERLONDONAUTHORITY
Union Street, London SE1 0LL
■■■■

london.gov.uk

■■■■ london.gov.uk

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From: ■■■■ ■■■■ <■■■■ [southwark.gov.uk](mailto:■■■■@southwark.gov.uk)>
Sent: 22 September 2022 17:15
To: Planning Support <planningsupport@london.gov.uk>
Cc: ■■■■ ■■■■ <■■■■ [london.gov.uk](mailto:■■■■@london.gov.uk)>
Subject: RE: GLA Referrals Portal - case ref 2022/0700

Hi ■■■■

Thanks for getting back to me about this.

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- Existing and demolition plans (x4 in total)
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- GA Plans-Proposed (x41 in total)
- Landscape drawings (x23 in total)

DOCUMENTS:

- Viability and housing information (x3 in total)
- ES and Technical Appendices (x62 in total).

If there's anything more you need from me, please get in touch.

Many thanks

■■■■ ■■■■
Team Leader | Old Kent Road Regeneration Team
Planning Division | London Borough of Southwark
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T: ■■■■ | E: ■■■■ [southwark.gov.uk](mailto:■■■■@southwark.gov.uk)

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From: Planning Support <planningsupport@london.gov.uk>

Sent: Wednesday, September 21, 2022 5:06 PM

To: [REDACTED] [REDACTED] <[REDACTED]southwark.gov.uk>; Planning Support <planningsupport@london.gov.uk>

Subject: RE: GLA Referrals Portal - case ref 2022/0700

Hi [REDACTED]

Thank you for your email.

We have received your application yesterday and we have also validate it. You should be still able to update any addition documents to this application.

If you have a problem to upload them, you can send it to us or if you have a link for your web, where the documents are provided, you can send us the link and we will upload it to your application.

Kind regards

[REDACTED]

[REDACTED] [REDACTED]

Planning Support Administrator, Planning

GREATERLONDONAUTHORITY

Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

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Follow us on Twitter [@LDN_planning](#)

[Remainder of email chain duplicates above]

[REDACTED]

From: [REDACTED]
Sent: 10 November 2022 18:06
To: [REDACTED]
Subject: Arcus Officer Report Approved

Hello

This email is to confirm that your report for planning application 2022/0700 - has been approved by the senior manager.

Thanks
GLA Planning

[REDACTED]

From: [REDACTED]
Sent: 09 November 2022 09:57
To: [REDACTED]
Subject: RE: quick call

Hi [REDACTED]

Sorry to chase on your first day back from leave. I am trying to finalise the Borough Triangle report for midday so it can be circulated to the Mayor's office.

I had a question around the Fast Track threshold your borough is applying. Is there a time this morning I could give you a ring?

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED]
Sent: 07 November 2022 12:04
To: [REDACTED] <[REDACTED]@southwark.gov.uk>
Subject: quick call

Hi [REDACTED]

Are you free for a 2 minute call at some point today?

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

[REDACTED]

From: [REDACTED]
Sent: 09 November 2022 14:20
To: [REDACTED]
Subject: RE: draft stage 1 for clearance
Attachments: GLA.0700 - Borough Triangle - draft Stage 1 report (GC).docx

Thanks for this, please find my comments attached.

I'll email [REDACTED] now to ask for an extension of time.

Thanks

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 08 November 2022 15:53
To: [REDACTED] <[REDACTED]@london.gov.uk>; TfL legal - Planning [REDACTED]
Subject: draft stage 1 for clearance

Hi both

Apologies for the delay here. Please find attached the draft Stage 1 for the Mayor's meeting on the 14th. If I could have any comments by 11am tomorrow that would be greatly appreciated.

Again apologies for the tight turn around here.

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management
GREATER LONDON AUTHORITY
169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

[REDACTED]

From: [REDACTED]
Sent: 07 November 2022 11:57
To: [REDACTED]
Subject: RE: Borough Triangle S1

Hi [REDACTED]

Okay great! If you do have any queries please let me know, happy to look at anything you are unsure about.

Many thanks,

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 24 October 2022 11:59
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Borough Triangle S1

Hi [REDACTED]

Hope you're well!

Erm, I think I'm happy to build out of the pre-app notes you gave/see what the have responded too!

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
[REDACTED]

london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 18 October 2022 15:19
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Borough Triangle S1

Hi [REDACTED]

Hope you are well.

I have been allocated the Urban Design consultation for Borough Triangle Stage 1, I am unable to see the proposed plans on Arcus, have there been many amendments since the pre-app? Do you need any further comments?

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 26 October 2022 10:46
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

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Hi [REDACTED]
It has just occurred to me that we haven't received a GLA viability team request to review the submitted FVA; can you please check this with colleagues and revert, as we will need to arrange for the applicant to pay any necessary fees.
Kind regards
[REDACTED]

Planning Director
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

lichfields.uk

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Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116, registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG.

From: [REDACTED]
Sent: 24 October 2022 10:39
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]
Morning [REDACTED]
Understood – thanks for coming back to us.
[REDACTED]

Planning Director
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

lichfields.uk

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Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116, registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG.

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 24 October 2022 10:34
To: [REDACTED] <[REDACTED]@lichfields.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]
CAUTION: This email originated from an external source.

Hi [REDACTED]
Thanks for the below. This won't be necessary

Sincerely

[REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

[REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@lichfields.uk>

Sent: 21 October 2022 12:51

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@lichfields.uk>

Subject: RE: 22/AP/3149 Borough Triangle [LICH-DMS.FID197354]

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Hi [REDACTED] just following up on this one – please let us know if a meeting would be helpful prior to your Stage 1 report being prepared?

[Remainder of email chain duplicates above]

[REDACTED]

From: [REDACTED]
Sent: 24 October 2022 16:26
To: [REDACTED]
Subject: RE: GLA.0700 - borough triangle

Thanks for this [REDACTED]

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@aecom.com>
Sent: 24 October 2022 15:25
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA.0700 - borough triangle

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Hi [REDACTED]

I forwarded this case on to Bioregional last week for urgent attention who have confirmed that comments should be provided on Wednesday at the latest for this case.

Best Regards,

[REDACTED]

[REDACTED] MEng (Hons)
Sustainability Consultant, EUR - UK & Ireland
[REDACTED] [aecom.com](https://www.aecom.com)

AECOM
[aecom.com](https://www.aecom.com)

Delivering a better world
[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [Instagram](#)



From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 24 October 2022 10:34
To: [REDACTED] <[REDACTED]@aecom.com>
Subject: RE: GLA.0700 - borough triangle

That would be great, thank you

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management
GREATER LONDON AUTHORITY
169 Union Street, London SE1 0LL
[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@aecom.com>
Sent: 21 October 2022 12:03
To: [REDACTED] <[REDACTED]@aecom.com>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@aecom.com>
Subject: RE: GLA.0700 - borough triangle

CAUTION: This email originated from outside this organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [REDACTED]

I have been made aware that [REDACTED] is not working again until Wednesday 26th October. Please could you let me know whether this is too late for you to receive comments?

Best Regards,

[REDACTED]

[REDACTED] MEng (Hons)

Sustainability Consultant, EUR - UK & Ireland

[aecom.com](#)

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[aecom.com](#)

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From: [REDACTED] <[REDACTED]@aecom.com>

Sent: 20 October 2022 15:26

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@aecom.com>

Subject: RE: GLA.0700 - borough triangle

Hi [REDACTED]

Thanks, we're look into this for you and get in touch with [REDACTED] for you.

Thanks

Dave

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 20 October 2022 11:44

To: [REDACTED] <[REDACTED]@aecom.com>; [REDACTED] <[REDACTED]@london.gov.uk>

Subject: FW: GLA.0700 - borough triangle

Hi both —

I got an undeliverable for the below. If you could advise that would be great.

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

[REDACTED]

[london.gov.uk](#)

[REDACTED] [london.gov.uk](#)

From: [REDACTED]

Sent: 20 October 2022 11:42

To: [REDACTED] [london.gov.uk](https://www.london.gov.uk)
Subject: GLA.0700 - borough triangle

hi [REDACTED] are you the right person to come to with a CE query? essentially I put through a consultation which you responded to as its an aecom case, the comments say a CE statement hasnt been provided but it is online so we need updated comments asap (i'm looking to finalise the report by the close of tomorrow).

if you could advise that would be great

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

NHS health information and advice about coronavirus can be found at [nhs.uk/coronavirus](https://www.nhs.uk/coronavirus)

The GLA stands against racism. Black Lives Matter.

[REDACTED]

From: [REDACTED]
Sent: 10 November 2022 16:32
To: [REDACTED]
Cc: [REDACTED] (ST)
Subject: RE: Borough Triangle stage 1 input

Sounds good, thanks [REDACTED]

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

[REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@tfl.gov.uk>
Sent: 10 November 2022 16:30
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] (ST) <[REDACTED]@tfl.gov.uk>
Subject: RE: Borough Triangle stage 1 input

Ok with me, would you be ok with the green addition [REDACTED] ? Just to focus the minds. If we can get the docking station in place of, like-for-like, the short stay cycle parking (green rectangle to green rectangle on plan below), which in theory should be achievable and provide the required 30 docking points, then that would be good to get in the permission so we negate need for a separate planning app which may be needed. Will need a conversation with Southwark of course.

Thanks

[REDACTED]



From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 10 November 2022 16:17

To: [REDACTED] <[REDACTED]@tfl.gov.uk>

Cc: [REDACTED] (ST) <[REDACTED]@tfl.gov.uk>

Subject: RE: Borough Triangle stage 1 input

Hi [REDACTED]

Could we amend the sentence to the below? I think this gives us flexibility to achieve anything – perhaps we can have a call to agree a position next week?

The Deputy Mayor's run through was the decision meeting as the Mayor wont be around Monday.

Further discussion with TfL is also required regarding the location of the new docking station, which would benefit from being located in an appropriate location close to the Newington Causeway frontage, to be agreed prior to determination.

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL

[REDACTED]
london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] [REDACTED] <[REDACTED]@tfl.gov.uk>

Sent: 10 November 2022 16:05

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Borough Triangle stage 1 input

Hi [REDACTED]

I spoke to [REDACTED] about this, can we have a hook in the published stage 1 report ? eg

75. The applicant is proposing long stay cycle parking in accordance with London Plan requirements. There is a 9% shortfall in short-stay cycle parking the applicant should explore additional opportunities to provide well designed cycle stores within the envelope of the scheme to meet London Plan targets. The draft heads of terms provided sets out a commitment provide Santander Cycles and Legible London contributions. The applicant should continue its engagement with TfL to agree appropriate sums but is advised that the minimum expectation for a development of this size would include a new docking station (circa. £250,000) and three Legible London signs and 6 local existing sign map refreshes (circa. £30,000). The design and quantum of the proposed cycle stores should be secured via condition, requiring compliance with the London Cycle Design Standards (LCDS). Further discussion with TfL is also required regarding the location of the new docking station, which would benefit from being located within the development in an appropriate location close to the Newington Causeway frontage.

Thanks
[REDACTED]

From: [REDACTED] [REDACTED]

Sent: 09 November 2022 16:25

To: [REDACTED] O'Sullivan' <[REDACTED]@london.gov.uk>

Subject: RE: Borough Triangle stage 1 input

Hi [REDACTED]

Apols, this might be too late, I have been busy with meetings.

I envisaged the cycle hire docking station to replace where short stay cycle parking was identified between B and C, so 'no net impact' on public realm. The model being the Riverlight development in Nine Elms Lane – also a Berkeley development, see this [streetview](#) to show it can be compact and on the edge of the public realm without impacting on it.

The short stay cycle parking will need to go somewhere else, but I am challenging applicant on this eg a short stay cycle hub associated with the market.

To be honest, if the worst comes to the worst, the docking station (or relocated short stay cycle parking) could go on Newington Causeway eg [under the bridge](#) which is where I think arup has suggested, but I think there are benefits of putting it on the edge of the public realm (instead of some of the short stay cycle parking) ie more visible, at the front door of the development, aids activation of the public realm etc

Regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 08 November 2022 11:44

To: [REDACTED] <[REDACTED]@tfl.gov.uk>

Subject: RE: Borough Triangle stage 1 input

Hi [REDACTED]

Please see the above report for your comments – if I could have any feedback by 11 tomorrow that would be great

*heritage section still being finalised but shouldn't effect your review.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management

GREATER LONDON AUTHORITY

169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@tfl.gov.uk>

Sent: 17 October 2022 16:59

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@tfl.gov.uk>

Subject: Borough Triangle stage 1 input

Hi [REDACTED]

Please see attached, as promised, apologies for a being a couple of days late, I will upload to Arcus also. Please let me know if you have any questions.

Regards

[REDACTED]

[REDACTED] [REDACTED] [REDACTED]

Principal Planner East Area

Spatial Planning | City Planning



To: [REDACTED] – GLA Development Management

From: [REDACTED] – TfL Spatial Planning
([REDACTED] [TfL.gov.uk](https://tfl.gov.uk))

Your Ref: 2022/0700/S1

Our Ref: STWK-22-146

Date: 17/10/2022

Borough Triangle, LB Southwark– TfL's Stage 1 Comments

Context

The site lies is bounded by Borough Road, Newington Causeway, both borough roads, and a Network Rail viaduct. The nearest part of the Transport for London Road Network (TLRN) is the Elephant and Castle northern roundabout, around 200m to the south.

The site has the highest public transport accessibility level (PTAL) of 6b, commensurate with the CAZ location. A wide range of bus, London Underground and National Rail services lie within walking distance of the site at Elephant and Castle and Borough, with bus stops directly adjacent on Borough Road and Newington Causeway. Buses stand on Borough Road directly adjacent to the site and London Underground (LU) Northern line tunnels run under Newington Causeway.

The site is within the Santander Cycles zone and well located for the Strategic Cycle Network, being adjacent to Cycleway 7 and close to Cycleway10 on Great Suffolk Street. The council has an aspiration to improve cycle facilities on Borough Road, and Newington Causeway is a busy cycle route between Elephant and Castle and London Bridge.

Healthy Streets and active travel

The redevelopment provides an opportunity to greatly improve the site permeability and pedestrian links between Borough Road and Newington Causeway, including helping to connect the 'Low Line' walking route alongside the railway viaduct, albeit not directly adjacent to the viaduct due to land ownership limitations.

All vehicle movements into and out of the development will be via a single crossover on Borough Road. The s278 works will replace several redundant vehicle crossovers and presents the opportunity to repave the site frontage on both Newington Causeway and Borough Road, the former being quite a poor quality for pedestrians due to these crossovers and other ad hoc street furniture clutter. Contributions towards local off-site Healthy Streets-type improvements that the council has planned would also be supported, for example improving cycle facilities on Borough Road.



Long stay cycle parking for the uplift in development is proposed in line with London Plan standards. Access to the cycle stores is via lifts and/or basement ramp. All internal doors that require negotiating with cycles should be powered. The layout of the cycle stores should be secured via condition, requiring compliance with the London Cycle Design Standards (LCDS).

There is a slight shortfall in short-stay cycle parking c9%, however a more significant shortfall compared with local plan requirements. The council would be supported in seeking additional short stay cycle parking and this may require innovative solutions like a bike hub, for example connected to the potential reprovision of the Mercato Metropolitano.

The planning obligations heads of terms commits to Santander Cycles and Legible London contributions, the amounts will need to be agreed with TfL. The minimum expectation for a development of this size is a new docking station (£250,000) and three Legible London signs and 6 local existing sign map refreshes (£30,000).

TfL wishes to explore the possibility of siting the new docking station within the development, potentially between buildings B and C in place of the short stay cycle parking here. This will benefit the development by increasing visibility and convenience of the docking station and help activate the public realm at quieter times, so this should be discussed further prior to determination.

Car Parking

25 disabled car parking spaces are proposed for residents at mezzanine level and a further 3 spaces at basement level for the non-residential uses. Electric vehicle charging will be provided in line with London Plan standards. It is not possible to meet London Plan policy for residential disabled spaces, which requires the identification of an additional spaces equivalent of 7% of homes, but this is acceptable given the CAZ location.

Public Transport Impact

Around 70 extra peak hour trips are predicated on the bus network and the council would be supported in securing a contribution towards additional bus capacity, as they have done so with other developments in the area, to enable pooling to mitigate cumulative impacts.

There is no southbound bus shelter at the Newington Causeway bus stop (Inner London Crown Court Stop B), so funding for this, and countdown provision at both stops, should be secured, and delivered via the s278 works. Two new bus stop shelters with countdown and kerb accessibility improvements costs around £100,000.

The development would introduce homes (Building A) adjacent to the bus stands on Borough Road, albeit not at ground or first floor level. The council should be satisfied that noise insulation is appropriate so as not to give rise to future residents' complaints. The



planning statement is encouraging in this respect, suggesting the use of 'wintergardens, high specification glazing, and mechanical ventilation to operate when windows are closed (expected to be night time)'.

Around 200 additional LU trips are expected, split between Borough and Elephant and Castle stations. The development would provide a substantial BCIL payment, which will contribute towards the Elephant and Castle LU station capacity upgrade (ECSCU) project. As ECSCU is planned to mitigate growth in trip generation in the Opportunity Area as per the 2012 SPD/OAPF, this is considered sufficient mitigation for the LU network. The council has been successful in securing additional s106 contributions towards ECSCU for office developments in the OA, as they are not liable to pay BCIL, however in this case the uplift in office floorspace is negligible and therefore no additional s106 contribution is sought in this respect.

Deliveries and servicing, construction, and travel plan

All deliveries and servicing will be on-site, via the basement accessed off Borough Road, which is supported in line with London Plan and local policy. The council may wish to secure restrictions in peak hour controllable deliveries, as is standard in this part of the borough. The delivery and servicing plan (DSP) should be secured by condition/planning obligation. Use of cargo bikes for controllable deliveries should be maximised.

Although the council as highway authority will need to approve the final site logistics during construction, any temporary changes to the bus stop and bus lane on Newington Causeway will need to be agreed in consultation with TfL. It would be expected that the bus stands on Borough Road remain unaffected, but if this is not the case early dialogue with TfL will be necessary, given the strictly limited alternatives and potentially high impact on the bus network. More generally, the construction logistics plan (CLP), for approval by the Council in consultation with TfL, should be secured by way of condition/planning obligation. The CLP should include measures to use cargo bikes and commit to using FORS silver registered haulage contractors.

Given the excavation of a basement, and piling, in the vicinity of LU tunnels and railway viaduct, there should be infrastructure protection conditions for each, requiring approval of methodologies by the relevant infrastructure authority prior to commencement.

An approved travel plan should be secured by way of condition/planning obligation, focussing on active travel, flexible arrival and departure patterns, highlighting quieter times to travel on the public transport network, and promotion of Santander Cycles and river services. In line with local policy, at least 2 years free Santander Cycles membership should be offered to initial households, and the council would be supported in requiring memberships to be provided for a proportion of staff by eligible occupiers, as secured in other nearby commercial developments.

[REDACTED]

From: [REDACTED]
Sent: 14 October 2022 10:28
To: [REDACTED]
Subject: Borough triangle 2022/0700/S1

Hi [REDACTED]
Apologies but I have missed your consultation deadline for this one, I will aim to get comments to you if not today then on Monday, depending on how straightforward it is. Hope that is ok ?
Thanks

[REDACTED] | Principal Planner (Spatial Planning) | TfL City Planning
Transport for London | 8th Floor, 5 Endeavour Square, Westfield Avenue, E20 1JN
Mobile number: [REDACTED] | Email: [REDACTED] [tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)
Alternative group email: SpatialPlanning@tfl.gov.uk

[REDACTED]

From: Planning Support
Sent: 04 October 2022 09:41
To: [REDACTED]
Subject: FW: Consultation on Planning Application 22/AP/3149
Attachments: ufm23n.pdf

FYI

[REDACTED] [REDACTED]

Planning Support Administrator, Planning GREATERLONDONAUTHORITY Union Street, London SE1 0LL

[REDACTED]

london.gov.uk
[REDACTED] london.gov.uk

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-----Original Message-----

From: planning.applications@southwark.gov.uk <planning.applications@southwark.gov.uk>
Sent: 03 October 2022 18:40
To: Planning Support <planningsupport@london.gov.uk>
Subject: Consultation on Planning Application 22/AP/3149

Dear Sir/Madam,

Please find attached a consultation letter seeking your comments on this application.

Kind Regards
Development Management

The email you received and any files transmitted with it are confidential, may be covered by legal and/or professional privilege and are intended solely for the use of the individual or entity to whom they are addressed.

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Greater London Authority

Chief Executive's Department

Planning Division

Our ref: 22/AP/3149

Applicant's/agent's ref: PP-11431653 MD

Contact: [REDACTED]

Tel: [REDACTED]

Email: [REDACTED] [southwark.gov.uk](mailto:[REDACTED]@southwark.gov.uk)

Website: <https://planning.southwark.gov.uk>

Date: 3rd October 2022

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 (as amended)
Application for Planning Permission

Reference No.:	22/AP/3149
Proposal:	<p>Phased mixed-use redevelopment of the site comprising:</p> <ul style="list-style-type: none"> - Demolition of all existing buildings/structures and site clearance, except 82 and (part) 83 Borough Road which are to be retained, altered and refurbished for flexible commercial, business, service and learning and non-residential institution uses (Class E / F1); - Construction of basement structure and vehicular access; - Construction of buildings to provide dwellings (Class C3), flexible commercial, business, service and mixed food/drink/leisure uses (including drinking establishments with expanded food provision, hot food takeaways, live music performance venue and cinema) (Class E / Sui Generis) and public toilets; and - Provision of associated car and cycle parking, open space and landscaping, means of access and highway alterations, installation of plant and utilities and all other associated ancillary works incidental to the development. For information: proposed Building A is 46 storeys with mezzanine level and additional rooftop plant/enclosure (162.3m AOD, 158.4m above ground), proposed Building B is 42 storeys with mezzanine level and additional rooftop lift overrun/enclosure (149.3m AOD, 145.4m above ground), proposed Building C is 10 storeys with mezzanine level and additional rooftop lift overrun/enclosure (46.8m AOD, 43.2m above ground) and proposed Building D is 18 storeys with mezzanine level and additional rooftop enclosure (70.9m AOD, 67.3m above ground). Building E, as altered, is to remain at its existing maximum height (20.5m AOD, 17.2m above ground). The development as a whole comprises: <ul style="list-style-type: none"> - 838 dwellings, comprising 41 studios, 294 one-beds, 369 two-beds, 131 three-beds and 3 four-beds (Class C3); - 438 sq.m GIA of flexible commercial, business, service and learning floorspace (Class E / F1); - 1,810 sq.m GIA of commercial, business and service floorspace (Class E); and - 4,035 sq.m GIA of flexible commercial, business, service and mixed food/drink/leisure floorspace (Class E / Sui Generis); - a two-storey site-wide basement (with lift under-run) containing 10,172 sq.m GIA of floorspace ancillary to the aforementioned uses. <p>The application is accompanied by an Environmental Statement (ES) in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). This can be viewed on Southwark Council's Public</p>

	Access for Planning Register. Hard copies of the ES are available for inspection at the Council's offices at 160 Tooley Street, London SE1 2QH (Monday to Friday 9am to 5pm). Hard copies can also be purchased from AECOM, Sunley House, 4 Bedford Park, Croydon CR0 2AP, Surrey. for further details contact AECOM on +44 (0)20 8639 3500.
Site Address:	Borough Triangle Site At , 18-54 Newington Causeway, 69 Borough Road

I write to inform you that the planning division has received a planning application, the details of which are summarised above. The application form, drawings and supporting documents can be viewed online by:

- accessing <https://planning.southwark.gov.uk>, and then;
- searching for application 22/AP/3149.

Should you wish to make any comments, please submit these online through Consultee Access. The Planning Division is no longer accepting consultation responses to our *planningstatconsultees* email address, so please do not try to submit your comments in this way.

I require your comments no later than **2 November 2022**. If your comments are received any later than this date, please be aware that the application may have already been determined. Comments received after this date but before a decision has been made will still be taken into consideration.

If your organisation/department does not already have a Consultee Access account, you can set one up easily at <https://planning.southwark.gov.uk>. Please contact our Consultee Access Manager, Lisa Jordan (lisa.jordan@southwark.gov.uk), if you encounter any difficulties setting up your account or have any questions about Consultee Access.

Yours faithfully



Team Leader - Old Kent Road Planning And Growth Team

[REDACTED]

From: [REDACTED]
Sent: 20 September 2022 14:56
To: [REDACTED]
Subject: New Planning Application Assigned - 2022/0700

Hello

Please be aware that a new planning application has now been assigned to you - 2022/0700

https://gla.lightning.force.com/lightning/r/arcusbuiltenv__Planning_Application__c/a0i4J00000CFouF/view

Proposal - Phased mixed-use redevelopment of the site comprising:

- Demolition of all existing buildings/structures and site clearance, except 82 and (part) 83 Borough Road which are to be retained, altered and refurbished for flexible commercial, business, service and learning uses (Class E / F1);
- Construction of basement structure and vehicular access;
- Construction of buildings to provide dwellings (Class C3), flexible commercial, business, service and mixed food/drink/leisure uses (including drinking establishments with expanded food provision, hot food takeaways, live music performance venue and cinema) (Class E / Sui Generis) and public toilets; and
- Provision of associated car and cycle parking, open space and landscaping, means of access and highway alterations, installation of plant and utilities and all other associated ancillary works incidental to the development.

Site Address - 18-54 Newington Causeway
69 Borough Road
82-83 Borough Road
London
Southwark
SE1 6DR

Borough - Southwark

Thanks
GLA Planning

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Click

<https://www.mailcontrol.com/sr/WTpsmsjMgtXGX2PQPOMvUrx8JpNKDSouAAQyW8OndVL4mtuKTnuySM24UBAYJYwXGKGOp7dh9r5pl0FDW8fzw==> to report this email as spam.

[REDACTED]

From: [REDACTED]
Sent: 05 September 2022 15:48
To: [REDACTED]
Subject: RE: Borough Triangle

Thanks [REDACTED] that makes sense.

I have uploaded a slightly revised version.

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 05 September 2022 15:31
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Borough Triangle

OK- my concern is that wording hasn't gone in the public domain yet from the LFB. Please can you refer to this and include the link.

<https://www.gov.uk/government/publications/single-stair-provisions-in-very-tall-residential-buildings-and-applicability-of-the-approved-documents-circular-letter>

please can you do the amend and let me know so I can sign this off

many thanks

[REDACTED]

[REDACTED]
Deputy Head of Development Management, Planning
GREATERLONDONAUTHORITY
169 Union Street, London, SE1 0LL

[REDACTED]

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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 05 September 2022 15:27

To: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Borough Triangle

Hi [REDACTED]

This was a sentence [REDACTED] plugged in (off the draft LPG).

The 48-storey tower only has one staircase so we were trying to highlight this as something that needed to be considered without being instructive about what they should do.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

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[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](#)

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 05 September 2022 15:20

To: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Borough Triangle

Hi [REDACTED]

In the fire safety section of the advice you have referred to recent Fire Brigade advice requiring a second staircase. Please can you confirm what advice this is referring to ?

Many thanks

[REDACTED]

[REDACTED] [REDACTED]

Deputy Head of Development Management, Planning

GREATERLONDONAUTHORITY

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From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 05 September 2022 11:38
To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Subject: FW: Borough Triangle

Hi [REDACTED]

Have you received the below?

If not I'll try and re-send directly to you (appreciate [REDACTED] is away today)

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
[REDACTED]

london.gov.uk
[REDACTED]@london.gov.uk

From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 02 September 2022 13:47
To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Borough Triangle

That's great, thanks!

From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 02 September 2022 13:19
To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Borough Triangle

Thanks [REDACTED]

Final version is now on Arcus! Thanks for the edits particularly on views!

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL

[REDACTED]

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[REDACTED] london.gov.uk

From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 01 September 2022 17:00

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Subject: Borough Triangle

Hi [REDACTED]

Sorry for the delay, please find attached minor comments on this. Please let me know once you have finalised and I will get the ARCUS approval over to [REDACTED] for issue.

Many thanks

[REDACTED]

From: [REDACTED]
Sent: 31 August 2022 16:45
To: [REDACTED]
Subject: imminent pre-app

Hi [REDACTED]

I'm just waiting for [REDACTED] to approve my pre-app on the borough triangle site but it will be with you very shortly. If you could approve today that would be great – it will be on time if we get it out before tomorrow.

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL

[REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

[REDACTED]

From: [REDACTED]
Sent: 26 August 2022 00:15
To: [REDACTED]
Subject: borough Triangle
Attachments: GLA.0344 - Borought Triangle - pre-app report.docx; borough trinagle pre-app report.pdf
Importance: High

Hi [REDACTED]

This is the draft pre-app for Borough Triangle – I tried to only include areas where there was change/updates needed to be issued (so haven't revisted things like accessible housing). I've double checked the date on this – we have until Tuesday to get it out on time

I've attached the first pre-app note for ease of reference.

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL

[REDACTED]

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[REDACTED] [london.gov.uk](https://www.london.gov.uk)

[REDACTED]

From: [REDACTED]
Sent: 18 August 2022 11:51
To: [REDACTED]
Subject: Borough Triangle UD Pre-app 2 response
Attachments: Borough Triangle Urban Design comments.docx

Hi [REDACTED]

Hope you are well.

Please see attached UD comments on the Borough Triangle, apologies in the delay. I will also upload to Arcus.

Let me know if there is anything you would like clarifying.

Many thanks,

[REDACTED]
[REDACTED]
Senior Urban Designer – Growth Strategies + Urban Design
GREATER LONDON AUTHORITY | 1st Floor, 169 Union Street, London SE1 0NL
Web: www.london.gov.uk

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Memo: UD-DM Consultation

2022/0344

Borough Triangle

London Borough Southwark

Case Officer: [REDACTED]
Urban Design Officer: [REDACTED]
Site Address: **Borough Triangle**
Application Stage: **Pre-App 02**
Meeting Date: 02 Aug 2022
Applicant: Berkeley / Maccreanor Lavington
LPA Design Review: 14 March 2022

Site Layout

[Reg 12(5)(e)]

- In support of basement servicing, and access route from borough road, helps allow active frontages around the perimeters of the blocks.
- The overall block massing seems to be intense on a constrained site.
- [REDACTED]
- Distance between blocks (particularly c and d) appear close, constrained public realm in this location.
- Retention of 82 Borough Road and the frontage of 83 Borough Road are positive.

Built Form, Height and Massing

- Excessive height and massing on this constrained site in this location, unconvinced by the current justification for this extent of height and massing.
- Further justification and rationale for the proposed excessive height in this location should be provided. Consideration should be given to the cumulative impact with the surrounding context. It is recognised that this is an area suitable for the introduction of a level of height however, is not considered to be a gateway for excessive height.
- The proposed development will impact the protected vista from the Serpentine to Westminster by projecting above the prevailing tree line. Mitigations should be made to protect this view point.
- Bulky buildings, un-sure on the grounding of the buildings.

- No height differentiation between A & B, a visual separation between the taller elements should be formulated.
- Dense development on a small footprint.

Architecture and Materiality

- Architectural quality is recognised to be of a high standard.
- However, there should be some separation between the architectural design of the towers to reduce their appearance as one set piece.

Landscape and Public Realm

- The proposed relationship of the public realm to the streetscape are crucial to encourage a thoroughfare through the site and use of the publicly accessible woodland.
- Green landscaping should be extended to access points to encourage movement and engagement
- Primary routes through the proposed site are unconvincing with a 4m minimum width to the north to Borough road creating a sense of enclosure adjacent to the tall building. Quality and nature of the public realm.
- Activation of the arches and the interface of this western boundary with the proposed public realm should be considered.
- Safety of middle age play at ground – what is the predicted footfall at this pinch point? Will there be sufficient overlooking?

Residential Quality

- The majority of corridors will be enclosed with no access to Daylight / Sunlight with only one providing deck access.
- Single aspect / north facing units should be reconsidered.
- Floor plans appear dense with up to 10 units accessed per core, mitigations to reduce the development quantum and improve the residential quality should be considered.

Interested to hear more about the site assembly of the adjacent property, to assist in the redevelopment of the entirety of the urban plot.

[REDACTED]

From: [REDACTED]
Sent: 09 August 2022 12:00
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Borough Triangle pre-app

Hi [REDACTED]

Thanks for flagging this. This is one to watch and whether this represents a change across the Group or is part of the negotiation approach for this particular site.

I imagine that the borough will push back strongly and it would be good to keep in touch with them on this.

[REDACTED] and I will be meeting with Berkeley and I also mentioned this at SMT yesterday and Lucinda is going to raise at her next catch up in September.

If you hear anything further before then let us know.

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 02 August 2022 14:55
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Borough Triangle pre-app

Hi both

Site: Borough Triangle, 42 Newington Causeway

Description: Residential-led mixed use development to provide circa. 850 residential units, office/workspace, flexible retail, leisure & community uses and new public realm in buildings proposed to have a maximum height of 46 storeys.

Developer: Berkeley

Arcus case number: GLA/0344

I've just come out of a follow up pre-app on the above site, I've attached our initial pre-app note and updated D&A for info. In short Berkeley's are redeveloping the existing Mercato Metropolitano site for 3 buildings (two taller elements of 46 and 41 storeys). They outlined that at this stage they envisage following the viability tested route at application stage. Obviously this represents a shift in their usual approach of fast track so thought it was worth flagging at this stage. In terms of rationale for this they pointed to increased build costs, basement provision and costs around reproviding the existing uses on site.

Happy to pick this up on a quick call if easier but just thought I'd just flag FYI. We didn't get a timeframe for submission but expect it fairly shortly

Sincerely

[REDACTED]

[REDACTED]

Borough Triangle

GLA Pre-Application Meeting 2 – August 2022

[Reg 12(5)(e)]

From: [REDACTED]
To: [REDACTED]
Subject: Borough Triangle docs
Date: 01 August 2022 13:20:00

Hi [REDACTED]

Please see above

(apologies I didn't catch the full name of our new starter so please forward over!)

Sincerely

[REDACTED]
[REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

[Attached docs available at <https://planning.southwark.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHU23JKB00300>

- Borough Triangle Circular Economy Statement Berkeley Homes (South East London) Limited
- ENERGY STATEMENT
- WHOLE LIFE CYCLE CARBON ASSESSMENT

Not available on above link:

- Historic England Advice
- Southwark Design Panel Review
- GLA Pre-App Meeting 2



Historic England

LONDON OFFICE

Ms [REDACTED]
Lichfields
The Minster Building
21 Mincing Lane
London
EC3R 7AG

Direct Dial: 020 7973 3763

Our ref: PA01172085

25 February 2022

Dear [REDACTED]

Pre-application Advice

BOROUGH TRIANGLE, NEWINGTON CAUSEWAY, LONDON SE1

Thank you for involving Historic England in pre-application discussions regarding plans for the Borough Triangle site in Southwark. It was very useful to hear more about the scheme at our virtual meeting with the rest of the development team on the 2 February. On the basis of those discussions and the pre-application information provided, I am now able to provide you with Historic England's position on the emerging scheme, which has been subject to consideration by senior colleagues.

Summary

Historic England has no in-principle issue with the redevelopment of that the Borough Triangle site with buildings of some increased scale. However, at a maximum of 46 storeys, the tall building development would harm various designated heritage assets across a wide area in particular the Trinity Church Square Conservation Area and many of its component listed buildings. We strongly recommend that the proposed development is reduced in height to lessen the impact on the historic environment.

Historic England Advice

Significance of the Historic Environment

The development site is located on a prominent corner plot between Newington Causeway and Borough Road in Elephant and Castle. The plot contains no designated heritage assets. However, a number of interesting historic buildings survive within and outside the development site especially the street-fronting buildings along Borough Road where the townscape is particularly characterful. These include the former Baptist Chapel at 82 Borough Road which contains a spacious galleried interior, and the former school at 83 Borough Road which has an



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unusual baronial architectural character. Both of these buildings are included on Southwark Council's draft Local List (updated January 2020).

A large part of the site is used as a food market known as Mercato Metropolitano which occupies a number of industrial sheds and outside space. To the right of the main entrance to the food market is 38 Newington Causeway – an early 19th century house with a shopfront which is the sole survivor of a residential terrace that stretched north east to the junction with Borough Road. This building is also included on Southwark Council's draft Local List.

The development site is located in close proximity to a number of conservation areas, including the Trinity Church Square Conservation Area which lies approximately 180 metres to the east. The conservation area is characterised by the formal planned layout of its two terraced squares – Merrick Square and Trinity Church Square, which were laid out in 1824 by William Chadwick for the charitable organisation Trinity House. Many of the terraced houses within the conservation area are Grade II listed, as is Holy Trinity Church, now a concert hall, which was built in the Grecian style and is the conservation area's centrepiece.

The tranquil nature and inward focus of the conservation area around the two squares are very important aspects of its significance, as is the uniform architectural character of the terraces including their consistent roof form. These aspects of significance have been harmed by the increasing presence of tall buildings in the Elephant and Castle area.

Due to its scale, the proposed development could have an impact on highly graded designations across a much wider area. These include the Grade I listed Southwark Cathedral which is located just under a kilometre north of the development site. The cathedral is one of London's most important medieval structures and is a prominent historic landmark within Southwark and in cross-river views.

The development site is also located in background of the Townscape View: Bridge over the Serpentine to Westminster London View (View 23A.1) as set out in the London Management Framework (LVMF, Mayor of London, 2012). The view includes a Protected Vista towards the World Heritage Site. The development site is located far to the left of the Protected Vista and is not within the Wider Setting Consultation Area. Nonetheless, the parkland landscape and its tree canopy are positive elements of the wider setting of Palace of Westminster in this view, and could be affected by the proposals.

The proposals and their impact

We understand that the proposals as currently shared with Historic England have



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already been subject to extensive consultation with Southwark Council. These involve the demolition of all buildings within the development site with the exception of 82 Borough Road which would be converted to office use, and the frontage of 83 Borough Road. A large mixed-use development would be introduced on site including two particularly tall buildings of 41 and 46 storeys in height.

The two tall buildings would be architectural similar and would be topped with 'crown' features similar in style to the recently completed Blackfriars Circus building which is also by the architect of these plans (Maccreeanor Lavington).

The impact of the proposed development on the historic environment is set out in the visual assessment contained within the pre-application document, and covers all three designations identified above. It also includes cumulative schemes, but we would stress that many of these, such as the Ministry of Sound and New City Court development proposals, have not been approved.

The assessment of the impact on Trinity Church Square Conservation Area is set out in wireline form in Views 15 and 15A of the document. In both views, the proposed development rises above the roofline of the listed terraces of Trinity Church Square, to a substantially greater extent than any other approved development in the Elephant and Castle area.

The two tall buildings would significantly undermine the tranquil nature and inward focus of the conservation area, and the architectural uniformity of the listed terraces and their consistent roofscape – all of which are key elements of significance of the conservation area. Furthermore, the proposed tall buildings would visually compete with the tower of the Grade II listed Holy Trinity Church as the centrepiece of the conservation area.

We consider that the proposed development would cause a medium level of less than substantial harm to the significance of the conservation area through development within its setting, and cumulative harm when taking account of existing and consented impacts in these views (whilst noting that the Ministry of Sound scheme which is included in this assessment has not been approved).

The impact on Southwark Cathedral is set out in View 37 from London Bridge, with the proposed development appearing in rendered 3D form. The 41 storey building is shown rising above the nave roof of the cathedral and the 46 storey building is to the right of the cathedral rising above the roof of the neighbouring Minerva House.

We note that the roofline of the nave already been affected by existing and consented tall building development around Elephant and Castle. We also consider that there are many other locations from which the architectural interest of the



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cathedral and its landmark status can be better appreciated. Nonetheless, we consider that the impact of the proposed development would slightly reduce the ability to appreciate the cathedral's architectural features and its landmark presence, and therefore has the potential to cause a low level of less than substantial harm in our opinion.

The New City Court development which appears to the left of London Bridge in this view presents a far greater impact due to its scale and proximity to the cathedral. However, again, we would stress that this development has not been approved, and is not being considered as part of our advice.

The impact of the proposals on the Protected Vista of the Palace of Westminster World Heritage Site from the Serpentine Bridge (LVMF 23A.1) is set out in View 02W, which is helpful a wintertime view. The assessment indicates that one of the towers presented in rendered form would rise significantly above the tree canopy in this view. We note that the tower is some distance from the Palace of Westminster in this view, and that numerous modern developments are visible which make the viewer aware of the city beyond. However, by breaking the treeline, the proposals would further reduce the positive contribution that the tree canopy makes to the wider setting of the Palace of Westminster and therefore has the potential to cause a small degree of harm.

Relevant policies and guidance

In developing these proposals further, we would draw your attention to the following heritage policies set out in the National Planning Policy Framework (NPPF, July 2021):

- Paragraph 194 which states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting;
- Paragraph 197, which states that, in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- Paragraph 200, which states that any harm to the significance of a designated heritage asset should require clear and convincing justification;
- Paragraph 202 which states that less than substantial harm to the significance of a designated heritage asset [should] be weighed against the public benefits of the proposal;



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The Government's Planning Practice Guidance (updated 1 October 2019) which supports the NPPF explains that public benefits (for the purposes of Paragraph 202) can include heritage benefits (Para 020).

The New Southwark Plan (for adoption, February 2022) includes a Tall Buildings policy (P17) which explains that individual sites where taller buildings may be appropriate have been identified in the site allocations included in the Plan. These site allocations take account of conservation areas and other heritage assets. The Borough Triangle site is included in the site allocations within the Plan under NSP44: Newington Triangle. The allocation explains that the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

Also relevant to these proposals is Historic England's advice note on Tall Buildings (HEAN 4, 2015) which advises that "in a successful plan-led system, the location and design of tall buildings will reflect the local vision for an area, and a positive, managed approach to development" (p4).

Position

Historic England recognises that tall buildings can contribute positively to London's urban landscape where they form part of a plan-led approach and seek to minimise harm to the historic environment. The surrounding area is known for its many tall buildings which reflect the Council's vision for the Elephant and Castle Opportunity Area. Furthermore, the Borough Triangle site is specifically identified as site that could include tall buildings as set out in the New Southwark Plan. Historic England therefore does not wish to raise any serious issues regarding the principle of tall buildings on this site.

However, as set out in this letter, the proposals in their current form would cause harm to various designated heritage assets. The greatest level of harm, by a significant margin, would be to the Trinity Church Square Conservation Area due to the close proximity and visual dominance of the proposed tall buildings in views from Trinity Church Square.

The NPPF makes it clear that any harm requires clear and convincing justification. We have not seen any evidence in the pre-application information that the proposed scale of development is required to deliver a viable scheme and fulfil the Council's vision for the Borough Triangle site.

We therefore strongly recommend that the height of the proposed towers are reduced in order to lower the impact and harm to the Trinity Church Square Conservation Area. A reduction in height would also lower the potential for harmful



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impacts on designations in the wider area including Southwark Cathedral and the Palace of Westminster World Heritage Site.

As you develop these proposals further, we would also strongly advise that opportunities to provide heritage benefits on site are explored which could help mitigate any harm to the historic environment in accordance with the NPPF. This could include retaining the locally listed 38 Newington Causeway and more than the frontage of 83 Borough Road. We also suggest that opportunities are explored to rehome Mercato Metropolitano (who we understand wish to stay on site) within the former Baptist Church at 82 Borough Road, the spacious interior of which would appear well suited to the business model of the food market. We consider that the provision of public access into a locally listed building and the retention and reuse of the other locally listed buildings could provide meaningful heritage benefits and contribute to the sense of place and character of this central London site.

Next Steps

Historic England welcomes the opportunity to comment on these proposals at pre-application stage. For the reasons set out, we consider that the proposals would cause harm to the historic environment, and we recommend that changes are made to the scheme to address our concerns. I hope this advice is helpful, and please let me know if you would like any further clarification on the issues set out.

This letter concludes our free round of pre-application advice. We would be very happy to review any revisions to the scheme as part of our Enhanced Advisory Services. Further details on this service can be found on our website at <https://historicengland.org.uk/services-skills/our-planning-services/enhanced-advisory-services/extended-pre-application-advice/>.

Please note that this letter does not address archaeology. Please contact Southwark Council's archaeologist regarding those matters.

Yours sincerely

[Redacted Signature]

Inspector of Historic Buildings and Areas

E-mail: [Redacted]@HistoricEngland.org.uk

Information Provided

Borough Triangle, Pre-Application Meeting – 2nd February 2022 (Berkeley / Maccreeanor Lavington)



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Chair: [REDACTED]

Panel Members: [REDACTED]
[REDACTED]

BOROUGH TRIANGLE

Architects: Maccreanor Lavington

Clients: Berkeley Homes

Planning Consultants: Lichfields

Project description

Comprehensive redevelopment of this site to provide a mixed-use development currently comprising 844 new homes, new commercial floor space and a new landscaped public space.

The proposal includes the at least 3 new tall buildings ranging from 19 to approximately 46-storeys in height.

The Panel welcomed the opportunity to review this important proposal. They thanked the Applicant for their clear and thorough presentation. The presentation had been circulated in advance to the Panel. In addition the Applicants presented a summary of the sustainability of tall buildings and a number of local and strategic views.

The Panel investigated further:

- Access to the properties for pedestrians and cyclists
- Uses in the arches
- The red line for the site around the Institute of Optometry
- How the context of Borough had been considered in the design
- What is the actual proposed height for the towers – confirmed as 46-storey (block A) and 41-storey (block B)
- The rationale for the proposed heights – in addition to the height limit set by the Serpentine View
- The composition of the towers – base middle and top
- Parking for occupants and access to the lift cores
- The maximum occupancy for the development – confirmed as approximately 2,500 residents
- The distance between blocks C and D
- Location of cores and corridors in block C
- The public realm of Borough Road
- How will the design relate to the Scovell Estate
- The heights of entrance lobbies in blocks C and D

- The location of the rooftop gardens
- The reason why there are more than 8 flats per core
- The means of providing hot water and heating – proposed to be ASHP
- Where PVs are to be located
- Current status of design to quantify PV / ASHP
- The noise challenges and their effect on the architecture of the buildings especially when combined with design for overheating mitigation
- Why single-stair towers
- How of dual aspect homes have been calculated and presented

The Panel raised a number of questions and concerns about the proposal that they would like the Applicants to address.

Height of the towers

The Panel acknowledged the council's policies and allocations had accepted the potential for buildings of some height in this location. However, they felt the rationale for the excessive height as presented was weak and did not relate well to the immediate area of Borough.

They were not convinced that this urban context could sustain tall buildings of a similar scale to those at the northern end of Blackfriars Road and did not see the site itself as 'the gateway' to the Elephant and Castle area. Even in the context of a 'gateway', a convincing case was not made that this could be a gateway with comparable status to those marked by comparably sized towers in the borough, such as One Blackfriars.

The Panel challenged the designers to present a more comprehensive and objective urban rationale for the proposed heights and to overlay their proposals on the established context extending from Borough to the Elephant and Castle along Newington Causeway and Borough Road.

The Panel suggested that a rationale for the proposed height should extend to the three taller elements on the site. At the moment the two parts of the site appear to have been conceived in isolation – both in practice and in their urban form. If one were to consider these separately therefore, i.e. street building (blocks C and D) in isolation from the towers (blocks A and B), there is no rationale for the latter.

Clear objective drawings and models including longitudinal sections and visualisations of the entire street-scene and neighbourhood extending from Borough to the Elephant and Castle should be used to inform the rationale and should be presented to the council and the Panel.

Public realm and landscape

The Panel questioned the quality and nature of the landscape delivered across the site. They did not agree that the public space, between the towers, (as designed) could provide communal gardens for the residents of the two towers and include play space for the children for the 500 plus homes accommodated in them.

In effect this space, which is at the confluence of public routes across the site and edged by active F&B premises, is a civic space and will not be experienced as a communal facility for residents.

The proposal for this space as residential amenity was also undermined by the lack of control within the site boundary of the area adjacent to the arches. The panel felt that this could easily be further F&B or, perhaps worse, a servicing route for F&B facing the Ministry of Sound site, creating an edge in both scenarios that does not seem conducive to a high quality environment for play or repose.

The Panel concluded that the public realm proposal was unconvincing and did not provide adequately for the residents of the towers. They challenged the Applicants to present a realistic proposal for the public realm and to ensure that they can accommodate the needs of the sheer number of new homes proposed on the site.

The public realm will need to include a dedicated resident's garden as required by the council's policies and demonstrate how they will meet the needs of the child yield as required by the London Plan.

When they considered the landscape design for the public space at the centre of the site could benefit from further development. The potential for this civic space is great but the design currently appears very corporate – dominated by spill-out space and hard landscape. The green space is concentrated at the centre of the site and where it is not visible to the general public. For this space to work the green landscape should extend to the Newington Causeway and Borough Road access points.

Block C

The Panel highlighted the design of this block and they questioned the quality of accommodation. They would suggest this block should be re-designed to address their concerns.

The Panel raised substantial concerns about:

- the number of homes accessed from a single corridor;
- the high number of north-facing single aspect homes (all 2-Bed family homes);
- the character of the apartments with deep-set living spaces (overshadowed by balconies) and small and narrow bedrooms
- the quality of the podium-garden which is largely overshadowed by the western wing

They challenged the designers to present fulsome quality metrics for this block when they return to the DRP – earmarked to provide affordable housing. They requested sunlight/daylight assessments for the podium space and the apartments, especially those with bolt-on balconies.

Sustainability

The Panel noted the commentary about the sustainability of the towers as presented but wanted to clarify that the measures of sustainability and the use of renewables, as required by the London Plan would apply here too. They

asked for a sustainability strategy in compliance with the London Plan to be presented to the DRP.

The approach to energy generation and heating / hot water is critical as the Panel observe that it appears likely to conflict with the provision of amenity spaces at roof level – particularly given critique of suitability of the ground level amenity / playspace. It is not a sustainable outcome to take an either/or approach to these – in order to achieve all of the aims of the policy in these categories, there is a good chance that either the number of homes will need to reduce, to also reduce the need for outdoor amenity or else the amount of roof space will need to increase. As either of these approaches will require a significant reappraisal of the form and massing, this is an important reason for the panel to have another opportunity to review the proposal once these requirements are more effectively balanced in the design or more detailed information is available to substantiate the current approach.

In addition, they asked for the social value being delivered by this site, both during construction and going forward – how local entrepreneurs could be encouraged to take up space in the completed development.

Conclusion

The Panel generally supported the proposal and welcomed the involvement of the designers on this site. They invited the Applicants to return to the DRP and raised a number of concerns about:

- the rationale and justification for the excessive heights proposed;
- the quality and nature of the public realm; and
- the design quality of Block C and the podium garden
- the sustainability strategy for the site

[REDACTED]

From: [REDACTED]
Sent: 01 August 2022 18:08
To: [REDACTED]
Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573] [LICH-DMS.FID197354]
Attachments: GLA.0344 - Borough Triangle - pre-app agenda.pdf

Hi [REDACTED]

Apologies, slightly updated. Please see above.

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
[REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 01 August 2022 17:58
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@berkeleygroup.co.uk>; [REDACTED] <[REDACTED]@maccreeanorlavington.com>
Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573] [LICH-DMS.FID197354]

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Hi [REDACTED] – thanks for letting us know.

[REDACTED] (case officer) is expected to attend from LB Southwark, plus:

- ☐ [REDACTED] Lichfields (planning agent)
- ☐ [REDACTED] MLA (architect)
- ☐ [REDACTED], MRG Studio (landscape)
- ☐ [REDACTED] Berkeley Group (applicant)

Kind regards

[REDACTED]

[REDACTED]

Planning Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED] [lichfields.uk](mailto:[REDACTED]@lichfields.uk)

lichfields.uk

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From: [REDACTED] <[REDACTED]@[london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Sent: 01 August 2022 17:33

To: [REDACTED] <[REDACTED]@[lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Cc: [REDACTED] <[REDACTED]@[london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[REDACTED]@[london.gov.uk](mailto:[REDACTED]@london.gov.uk)>;
[REDACTED] <[REDACTED]@[tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)>; [REDACTED] <[REDACTED]@[lichfields.uk](mailto:[REDACTED]@lichfields.uk)>; [REDACTED] <[REDACTED]@[berkeleygroup.co.uk](mailto:[REDACTED]@berkeleygroup.co.uk)>

Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573] [LICH-DMS.FID197354]

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Thanks for the below [REDACTED]

Could you confirm the final list of attendees from your side. I'll put together an agenda and circulate.

We will now have:

[REDACTED]

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
[REDACTED]

[london.gov.uk](mailto:[REDACTED]@london.gov.uk)

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@[lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Sent: 26 July 2022 16:08

To: [REDACTED] <[REDACTED]@[london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Cc: [REDACTED] <[REDACTED]@[london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[REDACTED]@[london.gov.uk](mailto:[REDACTED]@london.gov.uk)>;
[REDACTED] <[REDACTED]@[tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)>; [REDACTED] <[REDACTED]@[lichfields.uk](mailto:[REDACTED]@lichfields.uk)>; [REDACTED] <[REDACTED]@[berkeleygroup.co.uk](mailto:[REDACTED]@berkeleygroup.co.uk)>

Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573] [LICH-DMS.FID197354]

[Remainder of email chain duplicates below]

meeting note GLA/0344

Borough Triangle, 42 Newington Causeway in the London Borough of Southwark

meeting date: 2 August 2022 meeting time: 10:00 location: Berkeley Group - 68 Alie Street

The proposal

Residential-led mixed use development to provide circa. 850 residential units, office/workspace, flexible retail, leisure & community uses and new public realm in buildings proposed to have a maximum height of 46 storeys.

The applicant

The applicant is Berkeley Group, the Architect is Maccreanor Lavington.

Background

GLA officers first met with the applicant team on 10 November 2021, following this meeting and the advice which was issued the GLA received a request for a follow-up meeting to discuss a revised scheme for this site, as described above. Based on the material provided in advance of the meeting, the following strategic issues have been identified for discussion:

Land use principles

1. Brief summary of the land use principles/setting of context.

Housing

2. Affordable housing

Urban design

3. Layout, response to surrounding area,
4. Response to context, massing and scale,
5. Public realm, playspace and landscaping,
6. Materials and building appearance, sustainability through design,
7. Residential quality

Inclusive design

8. General discussion on inclusive access principles for the building. Sustainable development 9. Technical discussion regarding the proposed energy strategy and approach to sustainable development targets.

[REDACTED]

From: [REDACTED]
Sent: 27 July 2022 09:49
To: [REDACTED]
Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573] [LICH-DMS.FID197354]

Thanks [REDACTED] the docs are all uploaded (or accessible from the link below – I can't remember if TfL security lets you download from WeLink). Any comments would be great, I'm happy to pass these on in a very high level nod to transport and encourage them to utilise your pre-app service.

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@tfl.gov.uk>
Sent: 26 July 2022 17:32
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573] [LICH-DMS.FID197354]

Hi [REDACTED]

I am happy not to attend Tuesday, also I am not in work on Monday so I can't make the pre-meet alas. I presume you will be uploading the material onto Arcus so I will keep an eye on that and let you know if anything jumps out. I suspect key issue will be locating the cycle hire docking station that applicant wants to put on public highway ie Newington Causeway footway under the railway viaduct and we would prefer tucked discretely into the public realm with servicing access from Newington Causeway. More generally I haven't had any contact with applicant for a while.

Regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 26 July 2022 16:18
To: [REDACTED] <[REDACTED]@tfl.gov.uk>
Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573] [LICH-DMS.FID197354]

Hi [REDACTED]

Hope you're well

How do you feel about the suggestion you don't attend? I'm happy to take your lead but would ask you share any pre-app note/transport comments in advance so that we can make sure design advice/general advices lines up.

I'll include you on the pre-meet invite – again would be great to have your insight if you can make it

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@lichfields.uk>

Sent: 26 July 2022 16:08

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@tfl.gov.uk>; [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@berkeleygroup.co.uk>

Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573] [LICH-DMS.FID197354]

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Dear [REDACTED]

In advance of our pre-application meeting 10am Tuesday 2nd (to be held at Berkeley Group offices), please find below a download link to the following:

<https://we.tl/t-VrEIWiteXO>

- ☐ Proposed Scheme Update Presentation dated August 2022, prepared by MLA with input from MRG landscape
- ☐ HE Advice Letter dated 25.02.22 (for your information in respect of heritage matters)
- ☐ LBS DRP Report dated 14.03.22 (for your information)
- ☐ Draft Energy, WLC and CE reports (for information / sharing with GLA colleagues for any specific technical comments they may have)

In terms of agenda we propose to start with introductions and a brief applicant update, followed by a scheme presentation from the architect. We can take questions and discuss topics of interest during the presentation or afterwards, whichever you prefer.

Transport is not a matter we intend to specifically cover (as we have already engaged with [REDACTED] & TfL colleagues a couple of times) – on that basis I do not think Andrew's attendance is necessarily required this time.

The HE advice letter, DRP report and Draft Energy, WLC & CE reports are all provided for information purposes. We are happy to discuss the HE and DRP feedback in the meeting if you have any specific queries, but we won't have a full consultant team present so any technical queries on Energy/WLC/CE are probably best left for post-meeting advice or exchange of email.

Any queries on the above/enclosed please let me or [REDACTED] know.

Kind regards

[REDACTED]

[REDACTED] [REDACTED]

Planning Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 [REDACTED] / M [REDACTED] / E [REDACTED] [lichfields.uk](mailto:[REDACTED]@lichfields.uk)

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From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 20 July 2022 10:49

To: [REDACTED] <[REDACTED]@lichfields.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@tfl.gov.uk>; Pre-applications <Pre-applications@london.gov.uk>

Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573] [LICH-DMS.FID197354]

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Hi [REDACTED]

Thank you for the below and thank you for hosting.

From the GLA side there will be:

- ☐ [REDACTED] [REDACTED] – GLA Development Management (case officer)
- ☐ [REDACTED] [REDACTED] – Team Leader Development Management
- ☐ [REDACTED] [REDACTED] – Design Lead
- ☐ [REDACTED] [REDACTED] – TfL

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 20 July 2022 10:28
To: Pre-applications <Pre-applications@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573] [LICH-DMS.FID197354]

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Hi [REDACTED]

Further to the below, Berkeley are happy to host the meeting at their offices. Address as follows:

68 Alie Street,
London,
E1 8PX

Please could you confirm final GLA attendees?

Kind regards,

[REDACTED]
Planner
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

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From: [REDACTED]
Sent: 14 July 2022 15:50
To: Pre-applications <Pre-applications@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573] [LICH-DMS.FID197354]

Hi [REDACTED]

Yes, we're happy to accept the date – were you able to confirm whether the design officer will be attending?

Kind regards,

[REDACTED]
Planner
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

lichfields.uk

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From: Pre-applications <Pre-applications@london.gov.uk>
Sent: 14 July 2022 14:53

To: [redacted] <[redacted]@lichfields.uk>; [redacted] <[redacted]@london.gov.uk>
Cc: [redacted] <[redacted]@london.gov.uk>; [redacted] <[redacted]@lichfields.uk>; Pre-applications <Pre-applications@london.gov.uk>
Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573] [LICH-DMS.FID197354]

CAUTION: This email originated from an external source.
Good afternoon [redacted]

Hope you're well.

Could you please advise whether are you accepting the proposed date and if the application is happy to host the meeting? If so, could you please provide the address. I will then update the invite.

Kind regards
[redacted]
[redacted] [redacted]

**Planning Support Administrator, Planning
GREATERLONDONAUTHORITY**
Union Street, London SE1 0LL
[redacted]

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[redacted] [london.gov.uk](https://www.london.gov.uk)

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From: Pre-applications <Pre-applications@london.gov.uk>

Sent: 07 July 2022 10:31

To: [redacted] <[redacted]@lichfields.uk>; Pre-applications <Pre-applications@london.gov.uk>; [redacted]
[redacted] <[redacted]@london.gov.uk>

Cc: [redacted] <[redacted]@london.gov.uk>; [redacted] <[redacted]@lichfields.uk>

Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573] [LICH-DMS.FID197354]

Good morning [redacted]

Apologies for coming back to you just now. I have been out of office for a couple of days and just catching up with the emails.

The GLA attendees will be:

Case officer: [redacted] [redacted]

Team Leader: [redacted] [redacted]

I have also invited Design officer as requested as one of the meeting topics. @ [redacted] [redacted] could you advise if they are attending?

Kind regards
[redacted]
[redacted] [redacted]

Planning Support Administrator, Planning
GREATERLONDONAUTHORITY
Union Street, London SE1 0LL

london.gov.uk

[london.gov.uk](https://www.london.gov.uk)

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From: [REDACTED] <[REDACTED]@lichfields.uk>

Sent: 07 July 2022 09:52

To: Pre-applications <Pre-applications@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@lichfields.uk>

Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573] [LICH-DMS.FID197354]

Importance: High

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Hi [REDACTED]

Apologies for chasing again but please could you confirm the number of GLA attendees?

Kind regards,

Planner

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

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From: [REDACTED]

Sent: 05 July 2022 10:04

To: Pre-applications <Pre-applications@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@lichfields.uk>

Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573] [LICH-DMS.FID197354]

Hi [REDACTED]

Further to the below, are you able to confirm the number of attendees from the GLA so we can secure a venue?

Kind regards,

■■■■

Planner

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 ■■■■ / M ■■■■ / E ■■■■ lichfields.uk

lichfields.uk

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From: ■■■■

Sent: 01 July 2022 14:32

To: Pre-applications <Pre-applications@london.gov.uk>

Cc: ■■■■ <lichfields.uk>; ■■■■ <london.gov.uk>;
<london.gov.uk>; ■■■■ <lichfields.uk>

Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]

Hi ■■■■

Thanks for letting me know, I will check with the client and revert back. Please could you confirm how many attendees there would be from the GLA side?

Kind regards,

■■■■

Planner

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 ■■■■ / M ■■■■ / E ■■■■ lichfields.uk

lichfields.uk

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From: Pre-applications <Pre-applications@london.gov.uk>

Sent: 01 July 2022 08:35

To: Pre-applications <Pre-applications@london.gov.uk>; ■■■■ <lichfields.uk>

Cc: ■■■■ <london.gov.uk>; ■■■■ <lichfields.uk>;
<london.gov.uk>; ■■■■ <lichfields.uk>

Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]

CAUTION: This email originated from an external source.

Good morning ■■■■

I can confirm that our officers are happy to meet you in a person. However I have check our availability on meeting rooms in our office at Union Street and there is no available rooms on this proposed day and time.

Our officers are also happy to travel to applicant, if they would like to host the meeting.

Please let me know if that suits you.

Kind regards

■■■■

■■■■ ■■■■

Planning Support Administrator, Planning
GREATERLONDONAUTHORITY
Union Street, London SE1 0LL

london.gov.uk

[london.gov.uk](https://www.london.gov.uk)

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From: Pre-applications <Pre-applications@london.gov.uk>

Sent: 30 June 2022 09:56

To: [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>; Pre-applications <Pre-applications@london.gov.uk>

Cc: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED]

<[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]

Hi [REDACTED]

I will send you the invite shortly. For now, it will be with the Teams invite. I will check on the ability for meeting in person and will come back to you on this.

Kind regards

[REDACTED]

[REDACTED] [REDACTED]

Planning Support Administrator, Planning
GREATERLONDONAUTHORITY
Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[london.gov.uk](https://www.london.gov.uk)

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From: [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Sent: 29 June 2022 17:35

To: Pre-applications <Pre-applications@london.gov.uk>

Cc: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED]

<[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]

CAUTION: This email originated from outside this organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [REDACTED]

Thanks for getting back to me. Please could we hold Tuesday 2nd August at 10am?

Would the GLA be open to an in-person meeting?

Kind regards,

[REDACTED]

Planner

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 [REDACTED] / M [REDACTED] / E [REDACTED] lichfields.uk

lichfields.uk

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From: Pre-applications <Pre-applications@london.gov.uk>

Sent: 29 June 2022 15:53

To: Pre-applications <Pre-applications@london.gov.uk>; [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Cc: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>
<[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]

CAUTION: This email originated from an external source.

[REDACTED]

Unfortunately one of the officers is on annual leave in w/c 25th July. However we have below availability for the w/c 1st August

2nd Aug 10:00 – 11:30

14:00 – 15:30

3rd Aug 10:00 – 11:30

4th Aug 10:00 – 11:30

5th Aug 10:00 – 11:30

Please let me know, if you would like to hold any of these slots and I will send you the invitation.

Kind regards

[REDACTED]

[REDACTED]

**Planning Support Administrator, Planning
GREATERLONDONAUTHORITY**

Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

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From: Pre-applications <Pre-applications@london.gov.uk>

Sent: 29 June 2022 15:44

To: [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>; Pre-applications <Pre-applications@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]

Hi [REDACTED]

Thank you for your email.

I will check our officers availability and will let you know shortly.

Kind regards
[REDACTED]
[REDACTED] [REDACTED]

Planning Support Administrator, Planning
GREATERLONDONAUTHORITY
Union Street, London SE1 0LL
[REDACTED]

london.gov.uk
[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

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From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 28 June 2022 15:22
To: Pre-applications <Pre-applications@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]

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Hi [REDACTED]

We were hoping to get this pre-application meeting back in the diary. Please could you confirm availabilities for w/c 25th July?

Kind regards,
[REDACTED] [REDACTED]

Planner
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

lichfields.uk

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From: Pre-applications <Pre-applications@london.gov.uk>

Sent: 06 June 2022 10:33

To: [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Cc: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]

CAUTION: This email originated from an external source.

Dear [REDACTED]

Thank you for your email.

I have cancelled the teams invite. Please email to this inbox once you are ready for the meeting and we will find you a new date.

Kind regards

[REDACTED]

[REDACTED] [REDACTED]

**Planning Support Administrator, Planning
GREATERLONDONAUTHORITY**

Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

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From: [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Sent: 01 June 2022 18:42

To: Pre-applications <Pre-applications@london.gov.uk>

Cc: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]

CAUTION: This email originated from outside this organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear [REDACTED]

I'm afraid that date/time is not suitable for our team.

As we are intending to supplement the submitted material with a presentation pack can I suggest that we revisit dates with you once that pack has been provided?

We will be in touch in due course.

Kind regards

[REDACTED]

[REDACTED] [REDACTED]

Planning Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED] lichfields.uk

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From: Pre-Applications <pre-applications@london.gov.uk>

Sent: 01 June 2022 16:41

To: [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Subject: Proposed Date for Pre-application Meeting Borough Triangle

CAUTION: This email originated from an external source.

Dear [REDACTED]

GLA reference number: 2022/0344/P2F

Site name: Borough Triangle

Address: 42 Newington Causeway London SE1 6DR

Local Planning Authority: Southwark

Proposal: 2021/1056 - Borough Triangle

On 28/04/2022 the GLA Development Management Team received your request for a Level 2 Pre-application Advice - Followup meeting for the above pre-planning application proposal. The case officer assigned to this case is [REDACTED]

We can only comment on information provided in advance of the meeting. Where we have no or limited information we will not be able to provide a comprehensive assessment. The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

The advice response you will receive will only address issues that you have sent documentation on. A meeting note will be sent to you two working days prior to the meeting which will outline the issues that will be discussed.

Cancellation

If, due to circumstances out of our control, we cancel the meeting we will reschedule for another time as soon as practical. Meetings can be rescheduled at your request up to 48 hours prior to the date agreed. The fee is non-refundable on cancellation.

Proposed meeting date

We can offer a tentative date and time of **21/06/2022 at 14:00 - 15:30**.

Please let us know if this is acceptable and who will be attending.

Regards

[REDACTED]
Planning Support Team

[REDACTED]

From: [REDACTED]
Sent: 15 July 2022 13:10
To: [REDACTED]
Subject: FW: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573] [LICH-DMS.FID197354]

Categories: In scope

Hi [REDACTED]

Case: Borough Triangle ref: 2022/0344 (previously 2021/1056)

Date: 2 August 2022 @10AM

It doesn't look like this pre-app has been allocated yet, the applicant has asked that it is in person so could you please allocate to someone that is able to attend in person (it looks like it will be at the applicants offices in the city).

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@tfl.gov.uk>
Sent: 15 July 2022 12:11
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573] [LICH-DMS.FID197354]

That's fine, so potentially EC3R 7AG. That's ok for me, much better than at New City Hall! Please send me invite.

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 15 July 2022 12:01
To: [REDACTED] <[REDACTED]@tfl.gov.uk>
Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573] [LICH-DMS.FID197354]

Yes, time and date to remain the same.

Due to room pressures I think it will be hosted by the applicant, we're just waiting for them to come back to us with the venue.

I'll forward over the details as soon as I have them!

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
[REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] [REDACTED] <[REDACTED]@tfl.gov.uk>

Sent: 15 July 2022 11:58

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573] [LICH-DMS.FID197354]

Hi [REDACTED]

Assume Tuesday 2nd August at 10am ? Should be able to. Where is the venue ?

[REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 15 July 2022 11:49

To: [REDACTED] [REDACTED] <[REDACTED]@tfl.gov.uk>

Subject: FW: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573] [LICH-DMS.FID197354]

Hi [REDACTED]

FYI on the below. The applicant has requested this meeting in person. Are you able to attend?

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
[REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: Pre-applications <Pre-applications@london.gov.uk>

Sent: 14 July 2022 14:53

To: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@lichfields.uk>; Pre-applications <Pre-applications@london.gov.uk>

Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573] [LICH-DMS.FID197354]

Good afternoon [REDACTED]

Hope you're well.

Could you please advise whether are you accepting the proposed date and if the application is happy to host the meeting? If so, could you please provide the address. I will then update the invite.

[Remainder of email duplicates above]

[REDACTED]

From: [REDACTED]
Sent: 01 August 2022 13:22
To: [REDACTED]
Subject: Borough triangle
Attachments: borough trinagle pre-app report.pdf

Sorry I should have attached this too

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

[REDACTED]

From: [REDACTED]
Sent: 01 August 2022 18:07
To: [REDACTED]
Subject: Borough triangle agenda
Attachments: GLA.0344 - Borough Triangle - pre-app agenda.pdf

Please see attached above

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

Borough Triangle, 42 Newington Causeway

in the London Borough of Southwark

meeting date: 2 August 2022

meeting time: 10:00

location: Berkeley Group - 68 Alie Street

The proposal

Residential-led mixed use development to provide circa. 850 residential units, office/workspace, flexible retail, leisure & community uses and new public realm in buildings proposed to have a maximum height of 46 storeys.

The applicant

The applicant is **Berkeley Group**, the Architect is **Maccleanor Lavington**.

Background

GLA officers first met with the applicant team on 10 November 2021, following this meeting and the advice which was issued the GLA received a request for a follow-up meeting to discuss a revised scheme for this site, as described above. Based on the material provided in advance of the meeting, the following strategic issues have been identified for discussion:

Land use principles

1. Brief summary of the land use principles/setting of context.

Housing

2. Affordable housing

Urban design

3. Layout, response to surrounding area,
4. Response to context, massing and scale,
5. Public realm, playspace and landscaping,
6. Materials and building appearance, sustainability through design,
7. Residential quality

Inclusive design

8. General discussion on inclusive access principles for the building.

Sustainable development

9. Technical discussion regarding the proposed energy strategy and approach to sustainable development targets.

Attendees

GLA group

- [REDACTED] [REDACTED] – Principal Strategic Planner, GLA (case officer)
- [REDACTED] [REDACTED] – Team Leader – Development Management, GLA
- [REDACTED] [REDACTED] – Design Lead - Urban Design, GLA
- [REDACTED] [REDACTED] – Senior Strategic Planner

Applicant team

- [REDACTED] [REDACTED] Lichfields (planning agent)
- [REDACTED] [REDACTED] MLA (architect)
- [REDACTED] MRG Studio (landscape)
- [REDACTED], [REDACTED] Berkeley Group (applicant)

London borough of Southwark

- [REDACTED] [REDACTED] – LPA case officer

for further information, contact GLA Planning Unit, Development & Projects Team:

[REDACTED] **Principal Strategic Planner (case officer)**

[REDACTED] [London.gov.uk](https://www.london.gov.uk)

From: [REDACTED]
To: [Pre-applications](#)
Subject: Accepted: Proposed: Borough Triangle (General / Design)

[When - 2 August 2022 1000-1130]

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 29 June 2022 17:35
To: Pre-applications
Cc: [REDACTED]
Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]

CAUTION: This email originated from outside this organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [REDACTED]
Thanks for getting back to me. Please could we hold Tuesday 2nd August at 10am?
Would the GLA be open to an in-person meeting?
Kind regards,

[REDACTED]
Planner
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

lichfields.uk

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From: Pre-applications <Pre-applications@london.gov.uk>
Sent: 29 June 2022 15:53
To: Pre-applications <Pre-applications@london.gov.uk>; [REDACTED] <[REDACTED]@lichfields.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]
CAUTION: This email originated from an external source.

[REDACTED]
Unfortunately one of the officers is on annual leave in w/c 25th July. However we have below availability for the w/c 1st August

2nd Aug 10:00 – 11:30

14:00 – 15:30

3rd Aug 10:00 – 11:30

4th Aug 10:00 – 11:30

5th Aug 10:00 – 11:30

Please let me know, if you would like to hold any of these slots and I will send you the invitation.

Kind regards

[REDACTED]
[REDACTED]
Planning Support Administrator, Planning
GREATERLONDONAUTHORITY
Union Street, London SE1 0LL

[REDACTED]
london.gov.uk

[REDACTED] [london.gov.uk](#)

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From: Pre-applications <Pre-applications@london.gov.uk>

Sent: 29 June 2022 15:44

To: [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>; Pre-applications <Pre-applications@london.gov.uk>

Cc: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]

Hi [REDACTED]

Thank you for your email.

I will check our officers availability and will let you know shortly.

Kind regards

[REDACTED]
[REDACTED]

**Planning Support Administrator, Planning
GREATERLONDONAUTHORITY**

Union Street, London SE1 0LL

[REDACTED]

[london.gov.uk](mailto:[REDACTED]@london.gov.uk)

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

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From: [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Sent: 28 June 2022 15:22

To: Pre-applications <Pre-applications@london.gov.uk>

Cc: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]

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Hi [REDACTED]

We were hoping to get this pre-application meeting back in the diary. Please could you confirm availabilities for w/c 25th July?

Kind regards,

[REDACTED]
[REDACTED]

Planner

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 [REDACTED] / M [REDACTED] / E [REDACTED] [lichfields.uk](mailto:[REDACTED]@lichfields.uk)

lichfields.uk

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From: Pre-applications <Pre-applications@london.gov.uk>

Sent: 06 June 2022 10:33

To: [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Cc: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]

CAUTION: This email originated from an external source.

Dear [REDACTED]

Thank you for your email.

I have cancelled the teams invite. Please email to this inbox once you are ready for the meeting and we will find you a new date.

Kind regards

██████████
██████████
Planning Support Administrator, Planning
GREATERLONDONAUTHORITY
Union Street, London SE1 0LL

██████████
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██████████ london.gov.uk

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Follow us on Twitter [@LDN_planning](#)

From: ██████████ <██████████@lichfields.uk>

Sent: 01 June 2022 18:42

To: Pre-applications <Pre-applications@london.gov.uk>

Cc: ██████████ <██████████@london.gov.uk>; ██████████
<██████████@london.gov.uk>; ██████████ <██████████@lichfields.uk>

Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]

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Dear ██████████

I'm afraid that date/time is not suitable for our team.

As we are intending to supplement the submitted material with a presentation pack can I suggest that we revisit dates with you once that pack has been provided?

We will be in touch in due course.

Kind regards

██████████
██████████
Planning Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 ██████████ / M ██████████ / E ██████████ lichfields.uk

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From: Pre-Applications <pre-applications@london.gov.uk>

Sent: 01 June 2022 16:41

To: ██████████ <██████████@lichfields.uk>

Subject: Proposed Date for Pre-application Meeting Borough Triangle

CAUTION: This email originated from an external source.

Dear [REDACTED]

GLA reference number: 2022/0344/P2F

Site name: Borough Triangle

Address: 42 Newington Causeway London SE1 6DR

Local Planning Authority: Southwark

Proposal: 2021/1056 - Borough Triangle

On 28/04/2022 the GLA Development Management Team received your request for a Level 2 Pre-application Advice - Followup meeting for the above pre-planning application proposal. The case officer assigned to this case is [REDACTED] O'Sullivan.

We can only comment on information provided in advance of the meeting. Where we have no or limited information we will not be able to provide a comprehensive assessment. The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

The advice response you will receive will only address issues that you have sent documentation on. A meeting note will be sent to you two working days prior to the meeting which will outline the issues that will be discussed.

Cancellation

If, due to circumstances out of our control, we cancel the meeting we will reschedule for another time as soon as practical. Meetings can be rescheduled at your request up to 48 hours prior to the date agreed. The fee is non-refundable on cancellation.

Proposed meeting date

We can offer a tentative date and time of **21/06/2022 at 14:00 - 15:30**.

Please let us know if this is acceptable and who will be attending.

Regards

[REDACTED]
[REDACTED]
Planning Support Team
Greater London Authority

pre-applications@london.gov.uk

]]>

[REDACTED]

From: [REDACTED]
Sent: 01 June 2022 14:57
To: [REDACTED]
Subject: New Planning Application Assigned - 2022/0344

Hello

Please be aware that a new planning application has now been assigned to you - 2022/0344

https://gla.lightning.force.com/lightning/r/arcusbuiltenv__Planning_Application__c/a0i4J0000006cWi0/view

Proposal - 2021/1056 - Borough Triangle

Site Address - 42 Newington Causeway
London
SE1 6DR

Borough - Southwark

Thanks
GLA Planning

[REDACTED]

From: [REDACTED]
Sent: 24 May 2022 14:18
To: [REDACTED]
Cc: [REDACTED] Pre-applications; [REDACTED]
Subject: RE: Borough Triangle - 2021/1056/P2I [NLP-DMS.FID706573]

Hi [REDACTED]

Many thanks for the update, that's good news.

[REDACTED] (cc'd) will be our new case officer on this. At this stage I can confirm that we both have availability w/c 13 & 20 June, however, our Pre-applications support team will need to coordinate relevant GLA family diaries as necessary once your meeting request has been validated. Please contact our pre-app team (Pre-applications@london.gov.uk) for any further updates at this stage.

Many thanks

[REDACTED]

[REDACTED]

Team Leader, Development Management
GREATERLONDONAUTHORITY
169 Union Street London SE1 0LL

london.gov.uk

[REDACTED] london.gov.uk

My pronouns are [REDACTED]

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 19 May 2022 16:27
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: Borough Triangle - 2021/1056/P2I [NLP-DMS.FID706573]

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Hi [REDACTED]

We have now submitted a pre-app request using the GLA's online system (ref. 2022/0344/P2F) and Berkeley have processed payment. The team are in the process of preparing a pre-app presentation pack which will be uploaded once finalised.

In the meantime, please could you confirm Officers' availabilities for a meeting in w/c 13th or 20th June?

Kind regards,

Planner

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED] [lichfields.uk](mailto:[REDACTED]@lichfields.uk)

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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 19 April 2022 14:07

To: [REDACTED] <[REDACTED]@lichfields.uk>

Cc: [REDACTED] <[REDACTED]@lichfields.uk>

Subject: RE: Borough Triangle - 2021/1056/P2I [NLP-DMS.FID706573]

CAUTION: This email originated from an external source.

Hi [REDACTED]

I hope you enjoyed the long weekend.

Apologies, [REDACTED] has now left the GLA. GLA officers would nevertheless be very happy to catch up on this as you suggest.

Please make your formal follow up meeting request via the system (details here: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service>) and in the meantime I will get a new case officer assigned.

Many thanks

[REDACTED]

[REDACTED] [REDACTED]

Team Leader, Development Management

GREATER LONDON AUTHORITY
169 Union Street London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

My pronouns are [REDACTED]

From: [REDACTED] <[REDACTED]@lichfields.uk>

Sent: 14 April 2022 15:51

To: [REDACTED] Kasmani <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Borough Triangle - 2021/1056/P2I [NLP-DMS.FID706573]

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Afternoon [REDACTED] – could you please come back to me on the below?

It would be good to get a placeholder in diaries for a follow-up meeting at end of April or into early May.

Many thanks

■■■■■

Planning Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 ■■■■■ / M ■■■■■ / E ■■■■■ lichfields.uk

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From: ■■■■■

Sent: 06 April 2022 10:24

To: ■■■■■ <■■■■■@london.gov.uk>

Cc: ■■■■■ <■■■■■@lichfields.uk>

Subject: RE: Borough Triangle - 2021/1056/P2I [NLP-DMS.FID706573]

Hi ■■■■■ can you come back to us on the below please?

Many thanks

■■■■■

■■■■■

Planning Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 ■■■■■ / M ■■■■■ / E ■■■■■ lichfields.uk

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From: ■■■■■

Sent: 29 March 2022 15:06

To: ■■■■■ <■■■■■@london.gov.uk>

Cc: ■■■■■ <■■■■■@lichfields.uk>

Subject: RE: Borough Triangle - 2021/1056/P2I [NLP-DMS.FID706573]

Hi ■■■■■ hope you are well?

I wondered whether you could provide some potential dates for a follow-up meeting on this project – perhaps towards the end of April?

Kind regards

■■■■■

■■■■■

Planning Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 ■■■■■ / M ■■■■■ / E ■■■■■ lichfields.uk

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From: [REDACTED]
Sent: 03 February 2022 18:18
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Borough Triangle - 2021/1056/P2I [NLP-DMS.FID706573]

Thank you, [REDACTED] very helpful.

We will be in touch again in due course.

Kind regards

[REDACTED]

[REDACTED]

Planning Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

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From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 28 January 2022 11:04
To: [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: Borough Triangle - 2021/1056/P2I [NLP-DMS.FID706573]

CAUTION: This email originated from an external source.

Hi [REDACTED]

Please find my comments below in Red.

We are glad to hear that the pre-app engagement is progressing and we look forward to further discussion in the near future.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 21 January 2022 09:05
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Borough Triangle - 2021/1056/P2I [NLP-DMS.FID706573]

Dear [REDACTED]

I am writing in response to your pre-application letter dated 17th December 2021 re. proposals at Borough Triangle, Southwark.

Firstly, thank you for your thorough letter which has been helpful to us, our client and wider team as we continue to refine the feasibility proposals. We are pleased that GLA strongly support the principle of residential-led development, the general approach to layout, generous public space provision and the proposed height of buildings at this site.

By way of update, we continue to engage with Southwark in formal pre-application discussions and are about to begin a second round of public consultation to tie in with an EIA Scoping submission at the end of January '22. Looking ahead, we are intending to undertake a design review panel, and would hope to come back to you to discuss the scheme again prior to a formal planning application submission (anticipated after the May local elections).

To further assist us in the refinement of the scheme it would be helpful if you could clarify a couple of points from your letter, as per below (using the relevant para. numbering):

- . 6 – for clarification, we understand the previous application was amended during determination, increasing heights up to 40 storeys.
Noted.
- . 45 – can you please confirm, as per the Mayor's SPG guidance, that playspace located at rooftop is acceptable in principle? We are currently exploring a blended strategy which locates playspace at ground, podium and roof across the site.
Yes, the provision of some playspace on the roof could be acceptable in principle. However, we would strongly encourage you to explore delivery of a blended playspace strategy to provide a variety of play environments and opportunities for children within the development.
- . 54 – states *"The tallest building would not rise above the tree line"* but goes on to state *"GLA officers would also like to understand how many storeys would need to be removed from the building so that it sits below the treeline and this is something the applicant should get tested"*. Could you please clarify this inconsistency, as in our view, the tallest building does not rise above the highest point in the tree line (to the east of the proposal in the LVMF Serpentine View, nearest the WHS).
To clarify, we consider the tallest building would appear to be broadly in line with the tree line (so not rising above it). Therefore, this comment related to testing how many storeys would need to be reduced so that the building would appear to be visibly below the treeline from that view.
- . 58 – typographical error, Nos. 82 and 83 Borough Road. Clarification - No. 82 is proposed for retention in its entirety (Subject to alteration/refurb etc), whilst only the front part of No. 83 is proposed for retention (this has all been agreed in principle with LBS).
Thank you for the clarification which is noted.
- . 64 – could you please provide further guidance on the % of disabled person parking spaces you would consider appropriate for this site (we have allowed for 3% but TfL have advised us that <2% has been agreed in comparable situations)?
The provision of 3% at the outset would comply with the relevant LP standards. However, if TfL support a lower provision on the basis of the proximity to step-free public transport modes, then a lower % could be considered acceptable if supported by TfL. Have you undertaken a TfL pre-app meeting yet?

Look forward to hearing from you shortly.

Kind regards

■■■■

■■■■ ■■■■

Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 ■■■■ / M ■■■■ / E ■■■■ lichfields.uk

[REDACTED]

From: [REDACTED] [REDACTED]
Sent: 05 May 2022 09:54
To: [REDACTED] [REDACTED]
Subject: Accepted: Borough triangle area site visit

[REDACTED]

From: [REDACTED] <[REDACTED]@berkeleygroup.co.uk>
Sent: 14 December 2021 08:55
To: [REDACTED]
Subject: Borough Triangle - pre app meeting

[REDACTED]

Our guys met your case officer [REDACTED] [REDACTED] and [REDACTED] [REDACTED] last week and I believe discussions around height and viewing corridors was positive. We are awaiting their formal feedback.

We are due to be meet Southwark this Thursday and I was wondering if it might be possible to receive this response in advance to help inform our discussion. Apparently it has been drafted.

Any assistance would be greatly appreciated

Kind regards
[REDACTED]
[REDACTED] [REDACTED]

[REDACTED]

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 14 December 2021 17:56
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Borough Triangle - GLA Pre-app [NLP-DMS.FID706573]

Hi [REDACTED] sorry to chase again on this but Berkeley are very keen to see the pre-app advice – are you able to issue to us tomorrow?

Many thanks

[REDACTED]
[REDACTED]
Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

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From: [REDACTED]
Sent: 13 December 2021 09:11
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Borough Triangle - GLA Pre-app [NLP-DMS.FID706573]
Morning [REDACTED] hope you had a good weekend?
Is there any update on this?
Many thanks

[REDACTED]
[REDACTED]
Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

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From: [REDACTED]
Sent: 09 December 2021 09:15
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Borough Triangle - GLA Pre-app [NLP-DMS.FID706573]
Thanks [REDACTED] appreciated.

[REDACTED]
[REDACTED]
Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 09 December 2021 09:14

To: [REDACTED] <[REDACTED]@lichfields.uk>

Subject: RE: Borough Triangle - GLA Pre-app [NLP-DMS.FID706573]

CAUTION: This email originated from an external source.

Hi [REDACTED]

I have chased senior management on this and am waiting to hear back from them.

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@lichfields.uk>

Sent: 08 December 2021 15:58

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@lichfields.uk>

Subject: RE: Borough Triangle - GLA Pre-app [NLP-DMS.FID706573]

Hi [REDACTED] has this now been reviewed/signed-off?

Many thanks

[REDACTED]

[REDACTED]

Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 06 December 2021 09:55

To: [REDACTED] <[REDACTED]@lichfields.uk>

Cc: [REDACTED] <[REDACTED]@lichfields.uk>

Subject: RE: Borough Triangle - GLA Pre-app [NLP-DMS.FID706573]

CAUTION: This email originated from an external source.

Hi [REDACTED]

Yes, its on track. The report is currently under review by senior management.

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@lichfields.uk>

Sent: 06 December 2021 09:54

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@lichfields.uk>

Subject: RE: Borough Triangle - GLA Pre-app [NLP-DMS.FID706573]

Morning [REDACTED] hope you are well.

Just checking to confirm that you are on course to issue written pre-app advice to us by Weds 8th?

Many thanks

[REDACTED]

[REDACTED]

Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

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From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 23 November 2021 15:32
To: [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: Borough Triangle - GLA Pre-app [NLP-DMS.FID706573]
CAUTION: This email originated from an external source.
Thank you [REDACTED]

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 23 November 2021 15:28
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@berkeleygroup.co.uk>
Subject: RE: Borough Triangle - GLA Pre-app [NLP-DMS.FID706573]
Hi [REDACTED] hope you are well. [Reg 12(5)(e)]

[REDACTED]

Any queries let me know, otherwise look forward to receiving your advice letter by 8th December.
I have copied [REDACTED] and [REDACTED] for expediency.
Kind regards
[REDACTED]

[REDACTED]
[REDACTED]
Associate Director
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

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From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 22 November 2021 09:39
To: [REDACTED] <[REDACTED]@lichfields.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: Borough Triangle - GLA Pre-app [NLP-DMS.FID706573]
CAUTION: This email originated from an external source.
Hi [REDACTED]
Thank you for this.
Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 22 November 2021 09:37
To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@lichfields.uk>

Subject: RE: Borough Triangle - GLA Pre-app [NLP-DMS.FID706573]

Hi [REDACTED] hope you are well.

Just following up from our 10th November pre-app meeting to enclose a copy of the final presentation slides – download link below; grateful if you/colleagues could use this version when preparing your pre-application advice letter which we look forward to receiving in due course.

<https://we.tl/t-5BG3bVatEB>

If you have any queries in the interim then please let us know.

Kind regards

[REDACTED]

[REDACTED]

Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 10 November 2021 08:59

To: [REDACTED] <[REDACTED]@lichfields.uk>

Cc: [REDACTED] <[REDACTED]@lichfields.uk>

Subject: RE: Borough Triangle - GLA Pre-app [NLP-DMS.FID706573]

CAUTION: This email originated from an external source.

Hi [REDACTED]

Thank you for confirming. Please find attached the agenda for the meeting.

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@lichfields.uk>

Sent: 09 November 2021 17:17

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@lichfields.uk>

Subject: RE: Borough Triangle - GLA Pre-app [NLP-DMS.FID706573]

Hi [REDACTED]

Written comments would suffice in this instance given we are at initial feasibility stage. Trust the officer is in receipt of the Whitecode technical note provided with the submitted pack?

Regards

[REDACTED]

[REDACTED]

Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

lichfields.uk

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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 09 November 2021 14:42

To: [REDACTED] <[REDACTED]@lichfields.uk>

Subject: RE: Borough Triangle - GLA Pre-app [NLP-DMS.FID706573]

CAUTION: This email originated from an external source.

Thank you [REDACTED] Will you require attendance from one of our energy officers, or would their comments in the written response suffice?

Regards
[REDACTED]

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 08 November 2021 17:38
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: Borough Triangle - GLA Pre-app [NLP-DMS.FID706573]

Attendees from the applicant team expected as follows:

- ☐ [REDACTED] Berkeley Homes (SEL) Ltd
- ☐ [REDACTED] - Maccreanor Lavington Architects
- ☐ [REDACTED] and [REDACTED] – Lichfields
- ☐ [REDACTED] – Tavernor Consultancy
- ☐ [REDACTED] – MRG Studio
- ☐ [REDACTED] – Whitecode

I had been trying to get in touch with [REDACTED] to discuss attendees as it is our client's preference for this first meeting to be attended by GLA and the applicant team only. We remain positively engaged with LB Southwark under a PPA and have our next pre-application meeting booked with officers for 25th November. In that vein we fully expect that LBS officers would be invited to future meetings with GLA, as the scheme evolves further.

Trust the above is acceptable.

Kind regards
[REDACTED]

[REDACTED]
[REDACTED]
Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

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From: [REDACTED]
Sent: 08 November 2021 13:25
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: Borough Triangle - GLA Pre-app
Hi [REDACTED] we are confirming attendees today with our team so will revert shortly.
Thanks
[REDACTED]

[REDACTED]
[REDACTED]
Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

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From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 08 November 2021 12:13

To: [REDACTED] [REDACTED] <[REDACTED]@lichfields.uk>

Subject: RE: Borough Triangle - GLA Pre-app

CAUTION: This email originated from an external source.

Hi [REDACTED]

I would be most grateful if you could get back to me on this so I can update the agenda accordingly prior to issuing.

Many thanks

[REDACTED]

From: [REDACTED] [REDACTED]

Sent: 05 November 2021 10:17

To: [REDACTED]@lichfields.uk

Subject: Borough Triangle - GLA Pre-app

Dear [REDACTED]

I hope you are keeping well. In relation to our forthcoming pre-app next Wednesday, could you kindly advise who will be attending on behalf of the applicant? Are you also agreeable for the planning officer/s from LB Southwark to attend? (if so, I would be grateful if you could give me the contacts details of the officer who has been dealing with the pre-app to date).

Kindest regards

[REDACTED] [REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London, SE1 0LL

london.gov.uk

[REDACTED]@london.gov.uk

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The GLA stands against racism. Black Lives Matter.

[REDACTED]

From: [REDACTED] <[REDACTED]@berkeleygroup.co.uk>

Sent: 09 November 2021 11:35

To: [REDACTED]

Subject: FW: GLA update meeting with [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] / [REDACTED]
[REDACTED])

Attachments: ML_488_GLA_Issued_211110.pdf

[Reg 12(5)(e)]

Hi [REDACTED]

[REDACTED]

Kind regards,

[REDACTED]

[REDACTED] [REDACTED]

Divisional Managing Director

[REDACTED]

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 05 November 2021 12:04
To: [REDACTED]
Subject: FW: Borough Triangle - GLA Pre-app

Hi [REDACTED] hope you are well.
I've just left you a vm about this – grateful if you have 5mins to discuss this afternoon or Monday?
Thanks
[REDACTED]

[REDACTED]
Associate Director
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

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From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 05 November 2021 10:17
To: [REDACTED] <[REDACTED]@lichfields.uk>
Subject: Borough Triangle - GLA Pre-app
CAUTION: This email originated from an external source.

Dear [REDACTED]
I hope you are keeping well. In relation to our forthcoming pre-app next Wednesday, could you kindly advise who will be attending on behalf of the applicant? Are you also agreeable for the planning officer/s from LB Southwark to attend? (if so, I would be grateful if you could give me the contacts details of the officer who has been dealing with the pre-app to date).

Kindest regards

[REDACTED]
Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY
169 Union Street, London, SE1 0LL
london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

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The GLA stands against racism. Black Lives Matter.

[REDACTED]

From: Pre-applications
Sent: 25 October 2021 13:28
To: [REDACTED]
Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]

Hi [REDACTED]

In Graham's absence, I can confirmed we have received this email. I have uploaded the new Pre-app Pack to your application, so [REDACTED] can have a look when he's back from his annual leave.

Kind regards
[REDACTED]

[REDACTED]
[REDACTED]
Planning Support Administrator, Planning
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 25 October 2021 12:57
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: Pre-applications <Pre-applications@london.gov.uk>
Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]

Hi [REDACTED] trust that you are well.

The team have made some minor amends to the submitted pre-application pack, specifically to add some additional townscape views – I attach a link below so that you can download, view and share with colleagues as appropriate.

<https://we.tl/t-UfAzndXrE4>

Grateful if you could confirm receipt by reply, and look forward to discussing this proposal with you on 10th Nov.

Many thanks
[REDACTED]

[REDACTED]
[REDACTED]
Associate Director
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED] [\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)

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From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 21 October 2021 16:20
To: gla-planning@2c5nu2xwz0imezfl5c3gfhkqyuvkjwes6yz5uw994xgeovs4w.4j-tmdouaa.um5.apex.salesforce.com
Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]

Hello [REDACTED]

The 10th Nov slot is accepted.

Regards

[REDACTED]

[REDACTED] [REDACTED]

Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 [REDACTED] / M [REDACTED] / E [REDACTED] [\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)

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From: Pre-Applications <pre-applications@london.gov.uk>

Sent: 21 October 2021 15:26

To: [REDACTED] [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]

CAUTION: This email originated from an external source.

Good afternoon [REDACTED]

Thank you for your email.

I have checked the availability prior the 10th and unfortunately the officer are unavailable any sooner.

Please let me know if you are accepting this meeting.

Kind regards

[REDACTED]

On Thu, 14 Oct 2021 14:54:16 GMT, [REDACTED] [REDACTED] wrote:

Thank you, [REDACTED]

That meeting hold is accepted and has been shared with our client and wider consultant team.

In the meantime are you able to offer any alternative dates earlier than 10th Nov?

Kind regards

■■■■

■■■■ ■■■■

Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 ■■■■ / M ■■■■ / E ■■■■ [lichfields.uk](mailto:lichfields@lichfields.uk)

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From: Greater London Authority <planningsupport@london.gov.uk>

Sent: 14 October 2021 15:45

To: ■■■■ <[lichfields.uk](mailto:lichfields@lichfields.uk)>

Subject: Proposed Date for Pre-application Meeting Borough Triangle

CAUTION: This email originated from an external source.

Dear ■■■■

GLA reference number: 2021/1056/P2I

Site name: Borough Triangle

Address: 42 Newington Causeway London SE1 6DR

Local Planning Authority: Southwark

Proposal: Please see cover letter

On 08/10/2021 the GLA Development Management Team received your request for a Level 2 meeting for the above pre-planning application proposal. The case officer assigned to this case is [REDACTED] [REDACTED]

We can only comment on information provided in advance of the meeting. Where we have no or limited information we will not be able to provide a comprehensive assessment. The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

The advice response you will receive will only address issues that you have sent documentation on. A meeting note will be sent to you two working days prior to the meeting which will outline the issues that will be discussed.

Cancellation

If, due to circumstances out of our control, we cancel the meeting we will reschedule for another time as soon as practical. Meetings can be rescheduled at your request up to 48 hours prior to the date agreed. The fee is non-refundable on cancellation.

Proposed meeting date

We can offer a tentative date and time of **10/11/2021 at 11.00-13.00**

Please let us know if this is acceptable and who will be attending.

Regards

[REDACTED]

Planning Support Team

Greater London Authority

pre-applications@london.gov.uk

[REDACTED]

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 15 October 2021 11:03
To: [REDACTED]
Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]

Morning [REDACTED]
That is all understood – thanks for checking internally.
Look forward to hearing from [REDACTED] again shortly, otherwise see/speak with you in a few weeks time.
Kind regards
[REDACTED]

[REDACTED]
Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

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From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 15 October 2021 10:18
To: [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]
CAUTION: This email originated from an external source.

Hi [REDACTED]
Many thanks for the offer of hosting the meeting in person. In many respects we would be keen to do it that way, but having taken some initial soundings I don't think it will reduce the lead in time, if anything it might make 10 November more difficult.
Under the circumstances I suggest we proceed virtually in the interests of programme, and on that [REDACTED] is doing her best to find an earlier date for you.
More generally we do plan to offer in person pre-app meetings again in the near future. Essentially, when you submit the pre-app request there will be an option to choose whether you would like a virtual or in person meeting. The fee for both will remain the same as I understand, but the idea is that without the need for room bookings and physical attendance the virtual meetings would offer a shorter lead in.
Kind regards
[REDACTED]

Team Leader, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA

[REDACTED]
london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 14 October 2021 16:05
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]
Hi [REDACTED]

Together with an earlier date if possible, Berkeley have asked whether you/colleagues would be amenable to an in-person meeting rather than virtual if we were to make a large meeting room available here – let me know, otherwise we can continue with MST.

Many thanks

██████████

██████████ ██████████

Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 ██████████ / M ██████████ / E ██████████ [lichfields.uk](mailto:██████████@lichfields.uk)

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From: ██████████ ██████████

Sent: 14 October 2021 15:54

To: 'gla-planning@2c5nu2xwz0imezfl5c3gfjhkqyuvkjwes6yz5uw994xgeovs4w.4j-tmdouaa.um5.apex.salesforce.com'

<gla-planning@2c5nu2xwz0imezfl5c3gfjhkqyuvkjwes6yz5uw994xgeovs4w.4j-tmdouaa.um5.apex.salesforce.com>

Subject: RE: Proposed Date for Pre-application Meeting Borough Triangle [NLP-DMS.FID706573]

Thank you, ██████████

That meeting hold is accepted and has been shared with our client and wider consultant team.

[Remainder of email chain duplicates above]

[REDACTED]

From: Planning Support
Sent: 14 October 2021 11:21
To: [REDACTED] Planning Support
Cc: [REDACTED]
Subject: RE: 2021/1056/P2I Borough Triangle GLA Pre-app request [NLP-DMS.FID706573]

Hi [REDACTED]

I will be having a look at availability today and get back to you with dates by the end of this week.

Regards,
[REDACTED]

From: [REDACTED] <[REDACTED]lichfields.uk>
Sent: 14 October 2021 10:14
To: Planning Support <planningsupport@london.gov.uk>
Cc: [REDACTED] <[REDACTED]london.gov.uk>
Subject: RE: 2021/1056/P2I Borough Triangle GLA Pre-app request [NLP-DMS.FID706573]

Morning [REDACTED]

Are you able to confirm receipt of payment and provide some potential meeting dates please? We were hoping to meet with [REDACTED] and colleagues next week if possible.

Kind regards
[REDACTED]

[REDACTED]
[REDACTED]
Associate Director
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED][lichfields.uk](mailto:[REDACTED]lichfields.uk)

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From: [REDACTED]
Sent: 12 October 2021 17:45
To: Planning Support <planningsupport@london.gov.uk>
Cc: [REDACTED] <[REDACTED]london.gov.uk>
Subject: RE: 2021/1056/P2I Borough Triangle GLA Pre-app request [NLP-DMS.FID706573]

Dear [REDACTED]

Please find attached bank remittance from the applicant – trust this now allows for potential meeting dates to be arranged.

Kind regards
[REDACTED]

[REDACTED]
[REDACTED]
Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED] lichfields.uk

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From: Planning Support <planningsupport@london.gov.uk>

Sent: 12 October 2021 15:05

To: [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Cc: Planning Support <planningsupport@london.gov.uk>

Subject: RE: 2021/1056/P2I Borough Triangle GLA Pre-app request [NLP-DMS.FID706573]

CAUTION: This email originated from an external source.

Dear [REDACTED]

Thank you for the information about the payment. Will the payment be made by credit card through our payment portal? If so, the person making the transaction will need to register as a user on our application portal <https://planning.london.gov.uk/business2/s/login/?ec=302&startURL=%2Fbusiness2%2Fs%2F> and then we'll need to add them to the pre-app request you submitted, so that they can make see the case, then they can make the payment through the portal.

If they are going to make a BACS payment, make sure they quote 2021/1056 as a reference on the payment.

In either case, we need information about who is paying for the meeting, so that our Finance Team can send out a VAT invoice for the payment. Could you provide the information below as to who the invoice should go to and the company details?

Company name: Berkeley Homes (South East London) Ltd

Company registration number: 03710536

Company registered address including postcode: Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT11 1JG

Invoice address (if different from registered address): 68 Alie Street, London, E1 8PX

Contact name: [REDACTED]

Phone: [REDACTED]

E-mail [REDACTED] [berkeleygroup.co.uk](mailto:[REDACTED]@berkeleygroup.co.uk)

Unfortunately, until the payment is made, we cannot validate the request. The case officer is not allocated until the request is validated, and we're not able to find potential dates until we know who the case officer is.

Regards

[REDACTED]
[REDACTED]
Technical Support Co-ordinator, Planning

Good Growth

GREATERLONDONAUTHORITY

07548 117467

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

london.gov.uk

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From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 12 October 2021 10:07
To: Planning Support <planningsupport@london.gov.uk>
Subject: RE: 2021/1056/P2I Borough Triangle GLA Pre-app request [NLP-DMS.FID706573]

Dear [REDACTED]

The pre-application fee payment is being arranged by the applicant – I will confirm once this has been made.

In the interim could you please provide some potential meeting dates so that we can diarise a slot?

Many thanks

[REDACTED]

[REDACTED]

Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

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From: Greater London Authority <planningsupport@london.gov.uk>
Sent: 09 October 2021 11:11
To: [REDACTED] <[REDACTED]@lichfields.uk>
Subject: 2021/1056/P2I Borough Triangle GLA Pre-app request

CAUTION: This email originated from an external source.

Dear [REDACTED]

We have received your Pre-planning Application meeting request for Borough Triangle, 42 Newington Causeway London SE1 6DR, GLA Case Number 2021/1056/P2I. Before we can arrange the meeting, we need you to provide the essential information for the case below:

****GLA Pre-application payment**

Once we have received the payment, we will be able to allocate a case officer and find a meeting date.

[REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED]@berkeleygroup.co.uk>

Sent: 12 October 2021 15:09

To: [REDACTED] [REDACTED]

[Reg 12(5)(e)]

Subject: Borough Triangle

Attachments: Proposed - summer.jpg; Proposed - winter.jpg; Existing - Winter.jpg; Existing - Summer.jpg;
Protected Vista 23A1.png

[REDACTED]

Kind regards,

[REDACTED] [REDACTED]

Divisional Managing Director

[REDACTED]

From: [REDACTED]
Sent: 11 October 2021 12:47
To: [REDACTED]
Cc: [REDACTED] Pre-applications
Subject: RE: 2021/1056/P2I Borough Triangle GLA Pre-app request [NLP-DMS.FID706573]

Thanks [REDACTED]

I will keep an eye out for this on the system. As mentioned our pre-app support team will need to coordinate availability of the relevant GLA family attendees, but we will offer the earliest meeting date we can.

Kind regards

[REDACTED]
[REDACTED]
Team Leader, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA

[REDACTED]
london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 11 October 2021 08:26
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>
Subject: FW: 2021/1056/P2I Borough Triangle GLA Pre-app request [NLP-DMS.FID706573]

Morning [REDACTED] hope you had a good weekend.

Further to our telephone conversation last week, we have now submitted a formal pre-app request via the online system. Berkeley are in the process of arranging the requisite payment but in the interim I would be grateful if you could provide availability for a meeting so that we can get something diarised.

Many thanks

[REDACTED]
[REDACTED]
Associate Director
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED] lichfields.uk

lichfields.uk

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[REDACTED]

From: [REDACTED]
Sent: 01 October 2021 16:19
To: [REDACTED]
Subject: RE: Borough Triangle, LB Southwark [NLP-DMS.FID706573]

Thanks [REDACTED]

I've just put in a slot for 9:30 on Tuesday.

Speak to you then, and have a good weekend.

Kind regards

[REDACTED]

[REDACTED]

Team Leader, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 4265
[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 01 October 2021 15:00
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Borough Triangle, LB Southwark [NLP-DMS.FID706573]

Hi [REDACTED]

Thanks for your response on this – Tuesday morning would work for a call, shall we say 9.30am?

In the meantime we will finalise our pre-app pack for formal submission and I will see how our team availability is to meet w/c 11th.

Kind regards

[REDACTED]

[REDACTED]

Associate Director
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 [REDACTED] / M [REDACTED] / E [REDACTED] [lichfields.uk](https://www.lichfields.uk)

lichfields.uk

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Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116, registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG.

From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 01 October 2021 14:46
To: [REDACTED] [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: Borough Triangle, LB Southwark [NLP-DMS.FID706573]

CAUTION: This email originated from an external source.

Hi [REDACTED]

Many thanks for getting in touch. Yes [REDACTED] mentioned this, and we would certainly welcome a pre-app meeting in order to get up to speed with the latest proposals here.

My colleague [REDACTED] [REDACTED] and I have been working on the adjacent scheme at 'The quadrilateral site' (involving Ministry of Sound), and we intend to keep the same team on this.

[REDACTED] and I have fairly good general availability from w/c 11 Oct onwards, but I would encourage you to submit your meeting request as soon as you can to help with scheduling and fixing a date in diaries. Meantime, I'm very happy to arrange a quick call to get some initial background at this stage. Perhaps early next week? I have quite good availability early afternoon on Monday, and Tuesday morning.

Many thanks

[REDACTED]

[REDACTED] [REDACTED]

Team Leader, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 4265

[REDACTED]

london.gov.uk

[REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 30 September 2021 15:51
To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Borough Triangle, LB Southwark [NLP-DMS.FID706573]

Dear [REDACTED] trust that you are keeping well?

We have been working with Berkeley Homes since they acquired the above site in late 2020 and are now at a stage whereby a formal GLA pre-app would be useful, and this has been encouraged by Southwark officers. I understand Berkeley have briefly discussed the site and proposals with [REDACTED] [REDACTED] who suggested you might be the relevant officer to take this pre-app forward, hence my email.

Perhaps we can catch up over the phone when convenient so I can brief you on the proposals and where we are in the process, and in the meantime we will finalise our formal pre-app submission and get that lodged. I was hoping we could arrange a meeting date for mid-October depending on your/colleagues diary availability.

Look forward to hearing from you shortly.

Regards

[REDACTED]

[REDACTED]

From: [REDACTED] <[REDACTED]@berkeleygroup.co.uk>
Sent: 14 January 2021 14:27
To: [REDACTED]
Cc: [REDACTED]
Subject: Borough Triangle

[Reg 12(5)(e)]

[REDACTED]

Many thanks once again,
Kind regards,

[REDACTED]

[REDACTED]

Divisional Managing Director

[REDACTED]

From: [REDACTED]
Sent: 13 January 2021 15:24
To: [REDACTED]
Subject: RE: Borough Triangle Southwark
Attachments: 1100aAR03 Eileen House representation hearing report (stage III) FINAL 11 Nov 2013.docx;
1100aAR05 Stage III FINAL addendum2 19 DECEMBER.doc

[REDACTED]

[Reg 12 (4)(b)]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 13 January 2021 15:09
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Borough Triangle Southwark

[REDACTED] I think is the Ministry of Sound expert and from memory the site directly opposite it was only approved on the basis that future occupiers would forgo their right to challenge noise the MoS caused – which might be looked for again for on other sites.

I had dealings on a couple of sites down there as well – including the Peabody site and can dig out what we/the former Mayor said if helpful.

[REDACTED]
Team Leader – Development Management
Greater London Authority
City Hall
London SE1 2AA

Email: [REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

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From: [REDACTED]

Sent: 13 January 2021 14:53

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>;
<[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Subject: Borough Triangle Southwark

Hi

[Reg 12(4)(b)]

[REDACTED]

Many thanks

[REDACTED]

[Previous Hearing Report PDU/1100a/03 19 November 2013 - Eileen House and representation hearing addendum report PDU/1100a/05 19 December 2013]

<https://www.london.gov.uk/programmes-strategies/planning/planning-applications-and-decisions/public-hearings/eileen-house-public-hearing>

From: [REDACTED]
Sent: 13 January 2021 16:57
To: [REDACTED]
Subject: RE: Borough Triangle Southwark
Attachments: D&P 3259 Stage 1 letter and report.pdf; 3259 25 October 2013 Pre-app advice report.pdf

These are the pre-ap and Stage 1 reports from 2013...

My records (aka a spreadsheet) has it being withdrawn before it went to Stage 2.

Whilst the MoS is not part of the Triangle site (it being next to it), and I presume has been closed since March 20, it has been seen as an important cultural venue and I suspect Culture may have a view if it were constrained by new development and/or lost to London. I also recollect an enthusiastic lobby of City Hall once, by whom I was told were Clubbers...

Team Leader – Development Management
Greater London Authority
City Hall
London SE1 2AA

Email: [REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

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From: [REDACTED]
Sent: 13 January 2021 15:17
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
[REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Borough Triangle Southwark

Hi [REDACTED] [Reg 12(4)(b)]

Thanks a lot.

Kind regards

From: [REDACTED]
Sent: 13 January 2021 15:09

To: [redacted] <[redacted]@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>;
<[redacted]@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>; [redacted]
<[redacted]@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>; [redacted]
<[redacted]@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>
Subject: RE: Borough Triangle Southwark

[redacted] I think is the Ministry of Sound expert and from memory the site directly opposite it was only approved on the basis that future occupiers would forgo their right to challenge noise the MoS caused – which might be looked for again for on other sites.

I had dealings on a couple of sites down there as well – including the Peabody site and can dig out what we/the former Mayor said if helpful.

[redacted]
Team Leader – Development Management
Greater London Authority
City Hall
London SE1 2AA

Email: [redacted]@london.gov.uk

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From: [redacted]
Sent: 13 January 2021 14:53
To: [redacted] <[redacted]@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>; [redacted]
<[redacted]@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>; [redacted]
<[redacted]@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>; [redacted]
<[redacted]@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>
Subject: Borough Triangle Southwark

Hi

[redacted]

Any further information would be much appreciated.

Many thanks
[redacted]

[Reg 12(4)(5)]

Copies of previous Planning reports

- D&P/3259/01 25 October 2013. The Triangle Pre-app
- D&P/3259 Stage 1 30 April 2015
-

DS2

DS2

Borough Triangle

Financial Viability Assessment and Affordable Housing Statement

August 2022



Berkeley
Designed for life



Borough Triangle, London, SE1

**FINANCIAL VIABILITY ASSESSMENT & AFFORDABLE
HOUSING STATEMENT**

Prepared by **DS2 LLP**

Brock House,
19 Langham Street,
London
W1W 6BP
www.ds2.co.uk

On behalf of **Berkeley Homes (South East London) Limited**

September 2022



EXECUTIVE SUMMARY

This Financial Viability Assessment has been prepared by DS2 and is submitted in support of a detailed planning application by Berkeley Homes (South East London) Limited in relation to 18-54 Newington Causeway, 69 and 82-83 Borough Road, Southwark, SE1 6DR. The determining planning authority is the London Borough of Southwark and the application is referable to the Greater London Authority.

DS2 was instructed in May 2022 to assess the financial viability of the Proposed Development in an extremely challenging unprecedented economic environment. The Financial Viability Assessment has been prepared in accordance with planning policy and professional guidance as explained in detail in section 1.

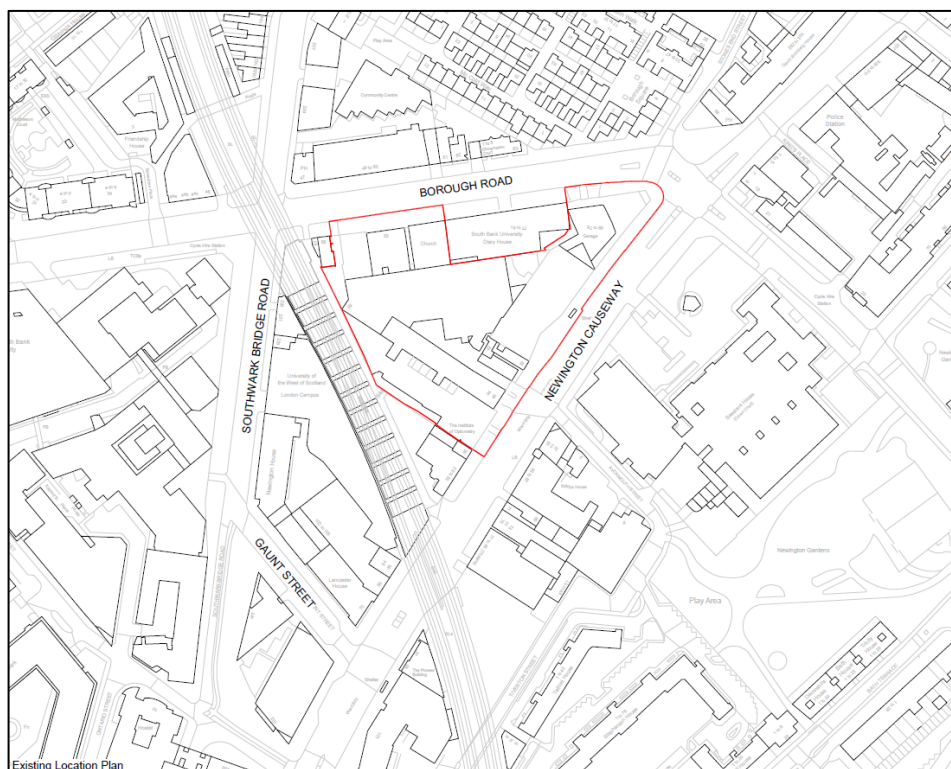
DS2 can confirm that in collating this report our instruction by Berkeley Homes (South East London) Limited is on a non-performance or contingent related basis.

DS2 can confirm there are no conflicts of interest in accordance with the RICS Professional Statement Conflicts of Interest, 1st Edition, that came into effect on 1st January 2018.

Site location and description

The Borough Triangle site is bound to the north by Borough Road, to the east by Newington Causeway, and to the southwest by a railway viaduct and arches (accessed via Newington Court).

The site boundary is illustrated below.



The 1.01-hectare site comprises various former print buildings and outdoor space the latter of which has been occupied by Mercato Metropolitano since 2016 on a meanwhile use basis, a 'Car Point' Vehicle Hire at the corner of Borough Road and Newington Causeway (the site of a former petrol filling station), a former Baptist Chapel at 82 Borough Road (vacant), and the London School of Musical Theatre at 83 Borough Road.

The site excludes Diary House (77, 79-81 Borough Road) and Nos. 86/87 Borough Road, as well as the Institute of Optometry at 56-62 Newington Causeway.

Proposed Development

The Description of Development for the proposed development (the "Proposed Development") is shown below:

"Phased mixed-use redevelopment of the site comprising:

- Demolition of all existing buildings/structures and site clearance, except 82 and (part) 83 Borough Road which are to be retained, altered and refurbished for Flexible Commercial, Business and Service, and Learning and Non-Residential Institution Uses (Class E / F1);*
- Construction of basement structure and vehicular access;*
- Construction of buildings to provide Dwellings (Class C3), Flexible Commercial, Business and Service and mixed food and drink and leisure uses (including drinking establishments with expanded food provision, hot food takeaways, live music performance venue and cinema) (Class E / Sui Generis) and public toilets; and*
- Provision of associated car and cycle parking, open space and landscaping, means of access and highway alterations, installation of plant and utilities and all other associated ancillary works incidental to the development."*

The Proposed Development comprises the comprehensive redevelopment of the site to provide 838 new homes, with four new distinct buildings ranging in height from 5 to 46 storeys constructed above a new basement structure. A variety of new homes will be provided which range in size from studios to 4-bedroom family homes, including wheelchair accessible homes. All residents will have access to private and communal amenity space and play space, as well as a new public piazza.

Of the 838 homes proposed, 222 will be provided as affordable housing in the form of social rent and intermediate shared ownership tenures. This equates to the provision of 35 per cent affordable housing (calculated by habitable room) which from an objective financial viability perspective is in excess of the present-day level. The Financial Viability

Assessment indicates on a current day basis that the Proposed Development is only able to provide circa 8¹ per cent affordable housing (calculated by habitable room).

The Proposed Development will provide 99 social rent and 123 intermediate shared ownership homes, equating to a 50/50 tenure split by habitable room (446 habitable rooms apiece).

Non-residential uses are provided in the form of a large commercial unit in Building C fronting Newington Causeway and the new public piazza. In addition, flexible town centre use space is provided in the form of new non-residential units at the base of Buildings A, B, and D, as well as the retention, repurposing and enhancement of No. 82 Borough Road and part of No. 83 Borough Road. The Proposed Development will result in a net uplift of non-residential floorspace compared to that existing.

The Proposed Development will be car free, except for Blue Badge car parking. Cycle parking will be provided in excess of London Plan standards. A managed basement solution will house both car and cycle parking, whilst acting as the single point of servicing for the entire Proposed Development. The basement access ramp will be located off Borough Road at an established vehicular entrance to the site.

A new publicly accessible piazza will be located in the centre of the site. It will be accessed via a new pedestrian route between Newington Causeway through to Borough Road. The piazza will provide an area of high-quality landscape and playable space for residents (to supplement their private wintergarden, balcony, rooftop or internalised amenity provision), as well as offering a public space for local workers and visitors. It is envisaged that the non-residential uses will also use a proportion of the piazza for al-fresco dining and associated activities and events. The existing tenant, Mercato Metropolitano, are in discussions with the applicant to potentially return to the site after its redevelopment subject to terms being agreed.

Methodology

The approach taken in this Financial Viability Assessment is to assess the viability of the Proposed Development by reference to the residual profit when compared to a reasonable risk adjusted market return. Residual profit is assessed by deducting the development costs (including a Benchmark Land Value) from the Gross Development Value of the Proposed Development.

Benchmark Land Value

The Benchmark Land Value has been reported in accordance with the RICS Assessing Viability in Planning under the National Planning Policy Framework 2019 for England, National Planning Practice Guidance and the Development Plan including associated guidance as explained in further detail in section 10. DS2 have assessed the Existing Use

¹ Assumes a blended value of £379 per sq ft assuming a mix of Social Rent and Intermediate Shared Ownership

Value, the 'plus' element and any relevant Alternative Use Value. The Benchmark Land Value has been included as a fixed cost in the appraisal.

Appraisal Results

The appraisal assumptions used in the Financial Viability Assessment are summarised below:

TABLE 1 - APPRAISAL INPUTS SUMMARY, BOROUGH TRIANGLE, SEPTEMBER 2022	
Assumption	Amount
Gross Development Value	£717,600,602
Less	
Benchmark Land Value (inserted as a land cost) +Acquisition Costs	-£13,375,268
Construction/Demolition Costs and Contingency	-£452,623,500
Additional Costs	-£11,548,000
Planning Obligations	-£26,541,693
Professional Fees	-£43,107,000
Marketing and Letting	-£12,705,859
Disposal Fees	-£13,721,895
Finance	-£87,793,696
Equals	
Developer's return (£)	£54,225,904
Development Profit (% on GDV)	7.56%

The appraisal results for the Proposed Development are provided in the table below and assume a Benchmark Land Value of £12,500,000 based upon an Existing Use Value Plus approach.

TABLE 2 - APPRAISAL RESULTS, BOROUGH TRIANGLE, SEPTEMBER 2022			
Scheme	Profit Target	Profit on GDV	Surplus / Deficit
Proposed Development	18.44%	7.56%	-10.88%

The Financial Viability Assessment illustrates that on a present-day basis, the Proposed Development would deliver a profit return of 7.56 per cent of Gross Development Value against a target profit of 18.44 per cent, which illustrates that the level of affordable housing proposed is in excess of the maximum amount.

The viability of the Proposed Development, on an objective and non-Applicant specific basis, demonstrates that the Proposed Development can only viably support the provision of circa 8 per cent affordable housing (by habitable room). However, DS2 have worked with the applicant to test a range of sensitivities on values and costs of the Proposed Development, and the applicant recognises the policy imperative to maximise the affordable housing despite the extremely challenging economic environment as they have done elsewhere in Southwark and across London historically.

Alongside value engineering and growth in residential and commercial values, both of which come with significant risks at the current time, the applicant is also examining the implication of securing affordable housing grant from the GLA in order to create additionality from an affordable housing perspective.

A commercial decision has therefore been made by the Applicant based on the Proposed Development as submitted and following an assessment of risk, to provide 35 per cent affordable housing (calculated by habitable room), alongside a range of other public benefits including affordable workspace, an estimated CIL payment of £22,515,693 and estimated S106 contributions of £2,933,000 subject to verification on the basis of the current submitted scheme for the Site.

Good Growth

[REDACTED]

Our ref: 2021/1056/P2I

Date: 17 December 2021

By email

Dear Alan,

Town & Country Planning Act 1990 (as amended); Greater London Authority Act 1999 & 2007; Town & Country Planning (Mayor of London) Order 2008

Site: The Borough Triangle

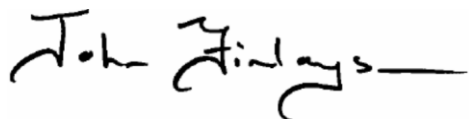
LPA: Southwark

Our reference: 2021/1056/P2I

Further to the pre-planning application meeting held on 10 November 2021, I enclose a copy of the GLA's assessment which sets out our advice and matters which will need to be fully addressed before the application is submitted to the local planning authority.

The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

Yours sincerely



John Finlayson

Head of Development Management

cc [REDACTED], Deputy Head of Development Management
TfL

[Redactions - 12(5)(e)]

pre-application report 2021/1056/P21

17 December 2021

The Borough Triangle

Local Planning Authority: Southwark

The proposal

Residential-led mixed use development to provide circa. 850 residential units, office/workspace, flexible retail, leisure & community uses and new public realm

The applicant

The applicant is **Berkeley Homes (SEL) Ltd** and the architect is **Maccleanor Lavington**

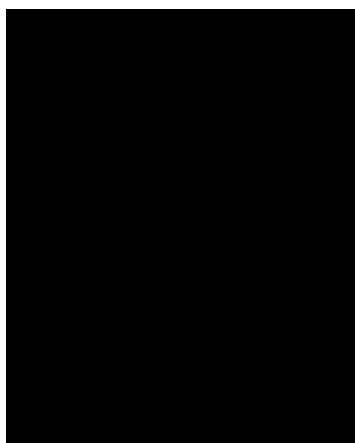
Assessment summary

The optimisation of a brownfield site within the Elephant and Castle Opportunity Area for residential-led development is strongly supported. The proposed layout of the scheme responds to the local context and the generous provision of public space within the development is welcomed. The site is considered suitable for tall buildings and the massing and height of the proposed buildings could be acceptable, subject to detailed considerations on the visual, functional, environmental and cumulative impacts. Other matters with respect to social infrastructure, agent of change, residential quality, heritage, strategic views, transport, environment and sustainability will also need to be addressed as part of any forthcoming application.

Context

- 1 On 10 November 2021 a pre-planning application meeting to discuss a proposal to develop the above site for the above uses was held remotely with the following attendees:

GLA group:



Strategic Planner (Case officer)
Team Leader (Development Management)
Design lead
Transport for London

Applicant:

Berkeley Homes (SEL) Ltd
Berkeley Homes (SEL) Ltd
Berkeley Homes (SEL) Ltd
Berkeley Homes (SEL) Ltd
Lichfields
Lichfields



Lichfields
Maccreeanor Lavington Architects
Maccreeanor Lavington Architects
Tavernor Consultancy
MRG Studio
Whitecode
TTP Consulting

- 2 The advice given by GLA officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of an application.

Site description

- 3 The site comprises a triangular are of land approximately 0.86ha in size. It is bound to the north by Borough Road, by Newington Causeway to the east, and by a National Rail viaduct to the west. The Ministry of Sound nightclub is located adjacent to the site on the opposite side of the railway viaduct. The site currently comprises a number of former print buildings and open space which have been occupied by Mercato Metropolitano since 2016. A vehicle hire use is located at the corner of Borough Road and Newington Causeway. The former Baptist Chapel at 82 Borough Road is occupied on a temporary basis by a local radio station, while the London School of Musical theatre is located at 83 Borough Road.
- 4 The application site is located within the Elephant and Castle Opportunity Area, the Central Activities Zone and within the Elephant and Castle Town Centre. The site is also allocated in the draft New Southwark Plan (site NSP41) and a Statement of Common Ground has been prepared by the applicant and Southwark Council in this regard.
- 5 The site is very well located for public transport and has a public transport accessibility level (PTAL) of 6b (on a scale of 1-6 where 6 is the highest). Two London Underground stations are accessible from the site with Northern Line services available at Borough station (approximately 480m to the north-east) and Bakerloo line services at Elephant and Castle Station (approximately 490m to the south-west) which also provides Northern Line services. Elephant and Castle also has National Rail (Thameslink) services. There are numerous bus routes within walking distance of the site which serve a wide variety of destinations in central and greater London. The site is also well located to the strategic cycle network, with Cycle highways 6 and 7 located nearby along Borough Road.

Case History

- 6 In 2015, an application was submitted for a residential-led mixed use redevelopment comprising eight buildings ranging from 4 to 38 storeys in height to provide 529 residential units, 9,950 sq.m office floorspace, 167 sq.m retail use, 2,029 flexible commercial and community use, 4,072 sq.m night club and 96 basement car parking spaces together with landscaping and public realm works. The application was referred to the GLA at Stage 1 (reference D&P/3259). Whilst

the mixed-use redevelopment was supported in principle, further details for securing the Ministry of Sound nightclub to the site was required and further considerations on urban design, transport and sustainable development required resolution. The planning application was subsequently withdrawn by the applicant.

Details of this proposal

- 7 The proposal is for the redevelopment of the site for a residential-led mixed use development to provide circa. 850 residential units, office/workspace, flexible retail, leisure & community uses and new public realm
- 8 The future application is expected to be referable to the Mayor under the following categories of the Mayor of London Order 2008:
 - 1A.1. *“Development which comprises or includes the provision of more than 150 houses, flats, or houses and flats”*
 - 1B.1(b) *“Development (other than development which only comprises the provision of houses, flats, or houses and flats) which comprises or includes the erection of a building or buildings in Central London (other than the City of London) and with a total floorspace of more than 20,000 square metres;*
 - 1C 1.(c) *“Development which comprises or includes the erection of a building... more than 30 metres high and is outside the City of London”.*

Strategic planning issues and relevant policies and guidance

- 9 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area comprises Southwark Council's Core Strategy (2011), saved policies from the 2007 Southwark Plan and the London Plan 2021.
- 10 The following are relevant material considerations:
 - The National Planning Policy Framework and National Planning Practice Guidance;
 - Draft New Southwark Plan (February 2020)
- 11 The relevant issues, corresponding strategic policies and guidance (supplementary planning guidance (SPG) and London Plan guidance (LPG)), are as follows
 - Good growth *London Plan;*
 - Opportunity area *London Plan;*
 - Central Activities Zone *London Plan;*
 - Agent of change *London Plan;*
 - Retail and Office *London Plan;*
 - Housing *London Plan; Housing SPG; the Mayor's Housing Strategy;*
 - Affordable housing *London Plan; Housing SPG; Affordable Housing and Viability SPG; the Mayor's Housing Strategy;*

- Urban design *London Plan; Character and Context SPG; Public London Charter LPG; Housing SPG; Play and Informal Recreation SPG; Good Quality Homes for All Londoners draft LPG;*
- Strategic views *London Plan;*
- Historic environment *London Plan;*
- Inclusive design *London Plan; Accessible London: achieving an inclusive environment SPG;*
- Transport *London Plan; the Mayor's Transport Strategy; Crossrail Funding SPG;*
- Sustainability *London Plan; Sustainable Design and Construction SPG; Mayor's Environment Strategy; Circular Economy Statements draft LPG; Whole-life Carbon Assessments draft LPG; 'Be Seen' Energy Monitoring Guidance LPG; Mayor's Environment Strategy;; Control of dust and emissions during construction and demolition SPG.*
- Equality *London Plan; the Mayor's Strategy for Equality, Diversity and Inclusion; Planning for Equality and Diversity in London SPG*

Summary of meeting discussion

- 12 Following a presentation of the proposed scheme from the applicant team, meeting discussions covered strategic issues with respect to land use principles; housing; urban design; heritage, strategic views and transport. Issues with respect to sustainability and environment were not discussed in detail at this stage. Based on the information made available to date, GLA officer advice on these issues is set out within the sections that follow.

Land Use Principles

Good growth and site designations

- 13 Good Growth Objective GG2 of the London Plan promotes the optimisation of land, particularly through the redevelopment of brownfield sites within Opportunity Areas, as a key part of the strategy for delivering additional homes in London.
- 14 The application site is within the Elephant and Castle Opportunity Area (OA), as identified in the London Plan. Table 2.1 of the London Plan sets out an indicative homes and jobs capacity of 5,000 and 10,000 respectively for the OA up to 2041. The site is also designated as a major town centre. Table A1.1 'Town Centre Network' of the London Plan identifies a medium commercial growth potential and high residential growth potential for the Elephant and Castle major town centre.
- 15 At a local level, the site is identified in the New Southwark Plan (submission version) as forming part of allocated site NSP41: Newington Triangle. The site allocation, as set out within the Statement of Common Ground between the applicant and Southwark Council, details that the redevelopment of the site must

provide new open space of at least 15% of the site area; support the Low Line walking route; provide retail, community or leisure uses; provide new homes and retain or increase the aggregate amount of employment generating floorspace currently on the site. Whilst the New Southwark Plan has not yet been formally adopted, the draft site allocation is a material consideration, with gaining weight due to its post examination status.

New residential development

- 16 The proposal would provide circa. 850 residential units on a brownfield site, within the Opportunity Area and Major Town Centre. London Plan Policy SD5 states that The Elephant & Castle Opportunity Area has the potential to deliver greater levels of housing alongside employment than the other CAZ Opportunity Areas. In these areas, offices and other CAZ strategic functions may be given equal weight relative to new residential development. The Policy further states that in areas where offices and other CAZ strategic functions are given greater or equal weight relative to new residential development, mixed-use office/residential proposals should be supported where there is an equivalent or net increase in office floorspace.
- 17 As detailed below, the proposed development would provide an increased quantum of office and employment floorspace on site. On this basis, the proposed residential-led proposal is strongly supported in principle.

Employment space

- 18 The proposed development would provide approximately 2,192 sq.m. of dedicated office/workspace (Use Class E) within block A. The site is located within the Elephant & Castle Opportunity Area, the CAZ and within a major town centre, with a medium commercial growth potential. The provision of employment space is therefore supported in line with London Plan Policies SD1, SD4, SD6 and Policy E1. Furthermore, the proposed development would make a contribution towards the employment target for the Elephant and Castle Opportunity Area.
- 19 To ensure that the proposed employment floorspace meets the needs of a range of businesses, the development should provide a range of business space, in terms of type, use and size. In addition to large single occupiers, the needs of micro, small and medium sized enterprises (SME) should be accommodated. In line with London Plan Policy E2, a minimum proportion of flexible workspace or smaller units suitable for micro and SMEs should be considered.

Retail, leisure and community space

- 20 [REDACTED]

- 21 The proposed development would also provide 2,020 sq.m. of other flexible retail, leisure and community floorspace (Use Class E/F) located on the ground floors of blocks A, B, E and D. The provision of retail floorspace is in line with the emerging site allocation and London Plan Policies SD5 and SD6 which direct commercial activity towards town centres.

Education, community uses and social infrastructure

- 22 [REDACTED]

- 23 If the existing educational use cannot be retained on site, in line with policies S1 and S3 of the London Plan, the applicant is required to demonstrate either that there is no ongoing or future need for the education facility, or that appropriate premises are available and there is a relocation strategy in place that would ensure the education use is not displaced.

Affordable town centre space

- 24 Southwark's draft Local Plan Policy P30 requires that development over 500sq.m. provide at least 10% of the proposed floorspace at a discounted market rent and include a covenant of at least 30 years. In line with London Plan Policy E3, the proposed development should secure an element of affordable workspace.

Agent of change

- 25 [REDACTED]

Equalities

- 26 The Equality Act 2010 requires that public authorities have due regard to the need to a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited under the Act; b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it. The protected characteristics set out in the Equality Act are age, disability, gender reassignment, pregnancy and

maternity, race, religion or belief, sex and sexual orientation. The Equality Act acknowledges that compliance with the duties set out may involve treating some persons more favourably than others, but that this does not permit conduct that would otherwise be prohibited under the Act.

- 27 The proposal could result in the loss of an existing educational use. An Equalities Impact Assessment should be undertaken to assess the impact of the potential relocation or loss of the educational use on persons who share a relevant protected characteristic.

Housing

- 28 Policy H1 of the London Plan allocated to the London Borough of Southwark a target of 23,550 net additional homes for the period 2019/20 to 2028/29. The proposal would deliver approximately 850 new homes and is therefore supported in strategic terms given its optimisation of land use and contribution towards housing delivery in response to strategic targets.

Affordable housing

- 29 London Plan Policies H4, H5 and the Mayor's Affordable Housing and Viability SPG seek to maximise the delivery of affordable housing, setting a strategic target of 50% across London. The Mayor's Affordable Housing and Viability SPG and Policy H5 set out the 'threshold approach' to planning applications whereby schemes that meet or exceed the relevant threshold of affordable housing by habitable room without public subsidy, meet the relevant tenure mix and meet other relevant policy requirements and obligations to the satisfaction of the borough and the Mayor are eligible to follow the Fast-Track Route set out in the SPG; this means that they are not required to submit a viability assessment or be subject to a late stage viability review.
- 30 London Plan Policy H6 sets out a preferred tenure split of at least 30% low cost rent, with London Affordable Rent as the default level of rent, at least 30% intermediate (with London Living Rent and shared ownership being the default tenures), and the remaining 40% to be determined by the local planning authority as low cost rented homes or intermediate based on identified need. There is, however, an expectation that the remaining 40% is weighted towards low cost rent.
- 31 The applicant is strongly encouraged to follow the Fast-Track Route as set out in Policy H5 of the London Plan, the Affordable Housing and Viability SPG and related policies. The applicant should also engage with the London Borough of Southwark to ensure that the affordable housing tenure is acceptable and would meet the identified local need. Should the proposal meet GLA requirements for the Fast Track Route as set out above, the requirement for an early stage viability review would be triggered if an agreed level of progress on implementation is not made within two years of any permission being granted, in accordance with London Plan Policy H5 and the Mayor's Affordable Housing and Viability SPG. Suggested review formulas are those set out as Formula 1a and 2 of the SPG
- 32 In the event that the future application would not meet the threshold and would need to be assessed via the Viability Tested Route, a late stage review would also be required. Further to this, if the viability of the scheme needs to be assessed the applicant will be required to pay the GLA's costs to assess viability

which are an upfront payment of £10,000 (plus VAT) to meet the cost of case officer project management, specialist viability officer review and management team input. This relates to the GLA's assessment of an application at Stage 1 and Stage 2 of the referral process, including consideration of the S106 agreement and viability review clauses. The payment form should be completed as soon as possible and returned to the GLA following which the GLA will undertake its review of the page 6 information submitted. The payment relates to the application that is being considered under the allocated GLA/LPA case number. If a new, revised or amended application is submitted which requires a further viability assessment, a separate payment agreement will be required to meet the GLA's costs associated with the new or revised application.

- 33 All affordable housing must comply with qualifying rents/income levels and criteria, as set out in the Mayor's Affordable Housing and Viability SPG and the London Plan Annual Monitoring Report. Affordability thresholds for a range of incomes should be identified for the shared ownership units and secured in the section 106 agreement attached to any permission.

Housing Choice

- 34 London Plan Policy H10 states that schemes should generally consist of a range of unit sizes and sets out a number of factors which should be considered when determining the appropriate housing mix on a particular scheme. This includes housing need and demand, the nature and location of a site and the requirement to optimise housing potential and deliver mixed and inclusive neighbourhoods. An indicative breakdown of the housing mix has not been provided at this stage. Nevertheless, the applicant should be mindful of the considerations set out in London Policy H10 to ensure that an acceptable housing size mix would be provided.

Urban design

- 35 Chapter 3 of the London Plan sets out key urban design principles to guide development in London. Design policies in this chapter seek to ensure that development optimises site capacity; is of an appropriate form and scale; responds to local character; achieves the highest standards of architecture, sustainability and inclusive design; enhances the public realm; provides for green infrastructure; and respects the historic environment.

Development layout and public realm

- 36 The general layout of the proposed development is supported and the emphasis placed on the generous provision of public space within the development is welcomed. The design team have taken full account of the wider context of key desire lines and open spaces and the proposals therefore have strong potential to create a successful addition to the local public realm network.

- 37 [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Height, massing and townscape

- 38 London Plan Policies D1 and D2 both require development to have regard to the form, function and structure of an area and the scale, mass and orientation of surrounding buildings, and Policy D3 promotes the optimisation of a site's capacity, with higher density developments in areas that are well connected to services and public transport. Further to this, Policy D9 sets out that locations for tall buildings should be plan-led, and that development proposals for tall buildings should address their visual, functional, environmental and cumulative impacts.
- 39 Southwark's Local Plan defines a tall building as one which is 30m tall. The proposal would therefore meet the local definition of a tall building. Regarding location, Saved Southwark Plan Policy 3.20 supports tall buildings on sites which have excellent accessibility to public transport facilities and are located in the Central Activities Zone (particularly in Opportunity Areas) outside landmark viewing corridors. Furthermore, in terms of emerging policy, draft site allocation NSP41 sets out that tall buildings would be appropriate on the site. Maximum heights are not specified within the emerging Southwark Policy, instead appropriate heights are subject to consideration of impacts on existing character, heritage and townscape.
- 40 In massing/townscape terms, the scheme has progressed through various iterations in consultation with Borough officers. The resulting height configurations appear to work well in both short and mid-range views and while representing a significant uplift in scale, would be consistent with the area's emerging tall building cluster. On this basis the principle of height is supported in strategic planning terms, subject to appropriately addressing the visual, functional, environmental and cumulative impacts detailed in London Plan Policy D9.
- 41 To present the potential impacts of the proposed built form, height and massing within a future planning application, appropriate townscape analysis should be undertaken. The townscape analysis should consider:
- o **Long range views** – including key strategic views set out in the London View Management Framework. The applicant should also continue to work with the LB Southwark on any agreed key local views.
 - o **Mid range views** – including key neighbourhood views demonstrating any impacts on the conservation areas, assets of community value, listed buildings, key areas of public realm and the surrounding streetscape.
 - o **Immediate views** – presenting the lower storeys of the building which should introduce a human scale to the building in line with the broader context as well as responding to the existing and proposed public realm interventions.
- 42 The architecture had not been developed at the time of the meeting but the intention to strike a balance between retention and sensitive new build elements to the site's perimeter is welcomed. The design approach should set a high standard of architectural and urban design, with the material palette and detailing being appropriate to the proposed building, its predominately residential use and its location. Specific contextual references or a strong design narrative should be

articulated. The form and appearance should complement and improve the public realm and consider sustainable design principles in terms of lifecycle assessment, embodied energy, allowing natural daylighting and passive ventilation, mitigate wind and reflectivity and improve visual and acoustic privacy as well as safety and security.

Design scrutiny

- 43 London Plan Policy D4 sets out the mechanisms to deliver good design, including appropriate design scrutiny to assess and inform design options early in the planning process. The policy further states that all proposals exceeding 30 metres in height and 350 units per hectare must have undergone at least one design review or demonstrate that they have undergone a local borough process of design scrutiny. Details of how the applicant has considered and addressed Design Review Panel recommendations would need to be provided as part of the Design and Access Statement accompanying the application.

Residential quality

- 44 London Plan Policy D6 promotes quality in new housing provision, with further guidance provided by the Mayor's Housing SPG. Detailed residential layouts have not been provided at this stage. The applicant is reminded of the requirement to conform with the quantitative and qualitative design standards for new residential dwellings as set out in London Plan Policy D6 to ensure that an acceptable standard of accommodation will be secured. Particular focus should be given to avoidance of single aspect units, liveability of shared amenity spaces and 'agent of change' design principles.

Children's playspace

- 45 London Plan Policy S4 requires development proposals to make provisions for play and informal recreation based on the expected child population generated by the scheme. The Mayor's Play and Recreation SPG and Policy S4 expect a minimum of 10 sqm per child to be provided in new developments. The pre-application document sets out that the development would provide approximately 2,354 sq.m of playspace which would be provided within the roof podium and terraces. While it is accepted that the specific quantum of playspace could be subject to change as the housing mix and tenure of the proposal is developed, the aspiration to meet the child playspace requirements on site is supported. The applicant is also strongly encouraged to explore opportunities for informal incidental play within the public square.

Agent of change

- 46 [REDACTED]

Sunlight, daylight and micro-climatic impacts

- 47 The applicant is advised to undertake relevant analysis including shadow and insolation impact studies to quantify the impact on the proposed and surrounding built form. The daylight/sunlight and micro-climatic analysis should inform the sizing and positioning of blocks, with focus given to optimising sunlight penetration to key areas of public space and residential amenity spaces. The applicant should also demonstrate that sufficient comfort levels are secured for pedestrians at the base of the buildings.

Fire safety

- 48 In line with Policy D12 of the London Plan the future application should be accompanied by a fire statement, prepared by a suitably qualified third party assessor, demonstrating how the development proposals would achieve the highest standards of fire safety, including details of construction methods and materials, means of escape, fire safety features and means of access for fire service personnel.
- 49 Further to the above, Policy D5 within the London Plan seeks to ensure that developments incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum, at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the buildings.

Inclusive Access

- 50 Policy D5 of the London Plan seeks to ensure that new development achieves the highest standards of accessible and inclusive design (not just the minimum). The future application should ensure that the development: can be entered and used safely, easily and with dignity by all; is convenient and welcoming (with no disabling barriers); and, provides independent access without additional undue effort, separation or special treatment.
- 51 London Plan Policy D5 require that at least 10% of new build dwellings meet Building Regulation requirement M4(3) 'wheelchair user dwellings' (designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users); and all other new build dwellings must meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. The applicant should ensure that the new residential units comply with these requirements. The future application should include plans that show where the wheelchair accessible homes would be located and how many there would be. This information and typical flat layouts and plans of the wheelchair accessible homes should be included in the design and access statement.

Strategic views

- 52 London Plan Policies HC3 and HC4 set out policy on London's designated views, panoramas and river prospects as identified in the London View Management Framework (LVMF) SPG (2012). Table 7.1 of the London Plan provides a list of Strategic Views that include London's designated views, panoramas and river prospects. London Plan Policy HC4 states that development proposals should not harm, and should seek to make a positive contribution to, the characteristics and composition of Strategic Views and their landmark elements. They should also

preserve and, where possible, enhance viewers' ability to recognise and to appreciate Strategically Important Landmarks in these views.

- 53 The application site lies in London panorama 1A.2 (Alexandra Palace to St Paul's Cathedral), but outside the background of the landmark viewing corridor of the protected view of St Paul's Cathedral. The proposed development would also be within the river prospects from Westminster Bridge (18A.3) and Waterloo Bridge (15B.1), and townscape views from the north side of Parliament Square (27B.1 and 27B.2). The development would also be within the townscape view from the bridge of the Serpentine at Hyde Park (23A.1), but the development would not be in the landmark viewing corridor of the protected vista of the Palace of Westminster in the view.
- 54 The applicant has provided an assessment of some of the views within the pre-application pack and the views study dated 22nd November. In relation to the London panorama, the proposal would be seen as part of the cluster of tall buildings around Elephant and Castle, forming part of the established skyline and townscape layering. A rendered view from the bridge of the Serpentine at Hyde Park has been provided. The tallest building would not rise above the tree line and would be located to the west of Victoria Tower, outside the landmark viewing corridor. In this view, the proposed building does not appear to detract from the focus of the Strategically Important Landmark and the historic features within the Westminster World Heritage site and the viewer's ability to recognise and appreciate the Palace of Westminster would still be preserved. Nevertheless, it is acknowledged that the proposed rendered images are only indicative as the architectural appearance of the scheme is yet to be finalised. GLA officers would also like to understand how many storeys would need to be removed from the building so that it sits below the treeline and this is something the applicant should get tested. GLA officers will only be able to make an assessment and balanced view following the submission of a detailed visual and townscape impact assessment that should be provided with the application. The applicant is also encouraged to consult Historic England and The Gardens Trust at an early stage.

Heritage

- 55 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the tests for dealing with heritage assets in planning decisions. In relation to listed buildings, all planning decisions 'should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' and in relation to conservation areas, special attention must be paid to 'the desirability of preserving or enhancing the character or appearance of that area'.
- 56 The NPPF states that when considering the impact of the proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Where a development will lead to 'less than substantial harm', the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 57 London Plan Policy HC1 states that development should conserve heritage assets and avoid harm, which also applies to non-designated heritage assets.

The proposal site does not contain any designated heritage assets, but is visible from surrounding conservation areas and there are listed buildings which surrounding the site. It is noted that the proposed development would be particularly visible from Trinity Church Square and would be located to the east of the Steeple of the Grade 1 Listed Southwark Cathedral in the view from London Bridge. A Heritage Impact Assessment and a verified Townscape and Visual Impact Assessment would need to be submitted with the application.

- 58 Nos. 82 and 93 Borough Road are on Southwark's draft local list of non-designated heritage assets. Paragraph 203 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. The proposed development seeks to retain the frontage of no. 82 Borough Road. The building is of townscape interest and the retention of the façade would serve to provide a strong historical continuity and character for the site, which is strongly supported.

59 **Transport**

Healthy Streets

- 60 All developments are expected to deliver against the Mayor's Healthy Streets criteria, in line with London Plan Policy T2. A Healthy Streets Transport Assessment (TA) should be submitted with the planning application, in accordance with TfL's latest guidance. This should include an Active Travel Zone (ATZ) assessment, the scope of which should be agreed with the Council and TfL. Clear commitment should be made to address the issues raised in the ATZ, to be secured by scheme design changes and/or condition or legal agreement. New Legible London signage is sought for the site due to the size of the development.
- 61 A robust analysis on the impact that the proposed development will have on the surrounding highways and public transport network is required (by each mode). Subject to this analysis, contributions towards public transport and/or active travel enhancements may be required, in line London Plan Policy T4 alongside any justified highway improvements. As with other developments of this size in this location, TfL will be seeking a contribution towards cycling improvements in the area in line with London Plan Policy T4 and the Mayor's Transport Strategy.
- 62 The footways on the site frontage of Newington Causeway and Borough Road, which are in relatively poor condition in places, should be improved via the s278 agreement with the council that is needed to remove the crossovers and provide the new crossover. A local pedestrian comfort level (PCL) assessment should be undertaken to identify any future pinch points for pedestrians within and immediately surrounding the site.

Vehicle access and parking

- 63 The amalgamation of vehicle accesses to a single point is supported in relation to Healthy streets and Vision Zero accident (KSI) elimination targets. The design of the crossover should balance the needs of vehicles and the safety and amenity of pedestrians.

- 64 The development is to provide 28 disabled person parking spaces which is in line with London Plan Policy T6. However the applicant is encouraged to reduce the provision noting the close proximity to stop free public transport including buses on Newington Causeway and Elephant and Castle station. The applicant is encouraged to provide electric vehicle charging points for all the spaces noting the limited provision.

Cycle parking and hire

- 65 Cycle parking provision must comply with the minimum standards identified within London Plan Policy T5. The cycle parking must also be designed in accordance with London Cycling Design Standards. Particular focus should be placed on the location of short stay parking which should be accessible within the public realm as TfL envisages high demand noting the location and various uses on site.
- 66 Given the size of the proposed development, it is highly likely that TfL would seek a financial contribution to fund additional capacity for Santander Cycles via a new 40 docking point docking station that should be accommodated within the development.

Public transport enhancements

- 67 Elephant and Castle station is currently being upgraded with a new project to solve capacity issues, therefore TfL would seek a financial contribution would be for the office floorspace within the site in addition to the borough CIL for the station improvements.
- 68 The applicant is encouraged to facilitate a shared or stand-alone toilet facility for bus drivers in a commercial unit of the development currently noting the bus drivers at the stand use toilet facilities in an office building on Borough Road, but this is only possible during Monday to Friday office hours. Noting the size of the development, a financial contribution is also likely to be sought for bus enhancement as requested in line with London Plan Policy T4.

Travel Plan

- 69 A framework Travel Plan should be prepared to accompany the application. The targets contained within the Travel Plan should reflect the Mayors Transport Strategy (MTS) mode shift targets and contain measures that will be implemented to promote active travel for users of this site. The Travel Plan will need to be secured and monitored as part of a Section 106 Agreement.

Deliveries, servicing and construction logistics

- 70 A Delivery and Servicing Plan (DSP) should be prepared to accompany the application. An Outline Construction Logistics Plan (CLP) should also be prepared to accompany the application. Both of these reports should be supported by swept path analysis as appropriate. TfL has published guidance on the preparation of a DSP and CLP, which is available using the following link and should be followed. <https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/freight>

Natural environment

Urban greening

- 71 London Plan Policies G1 and G5 promote urban greening as a fundamental aspect of site and building design. Features such as street trees, green roofs, green walls, rain gardens, and hedgerows should all be considered for inclusion and the opportunity for ground level urban greening should be maximised. The proposed development should achieve an Urban Greening Factor of 0.4 in accordance with Policy G5.

Biodiversity

- 72 London Plan Policy G6 seeks requires development proposals to manage impacts on biodiversity and aim to secure net biodiversity gain. The applicant should demonstrate how the proposed development would secure net biodiversity gain while taking into account the approach set out in paragraph 8.6.6 of the London Plan.

Sustainable development

Energy strategy

- 73 Applicants should follow the GLA Energy Assessment Guidance 2020 which sets out the information that should be provided within the energy assessment to be submitted at Stage 1.
- 74 The applicant is estimating that a 50-60% reduction in carbon emissions beyond Part L of the 2013 Building Regulations will be achieved. The London Plan 2021 requires all major developments (residential and non-residential) to meet a net-zero carbon target. This should be met with a minimum on-site 35% reduction in carbon emissions beyond Part L of 2013 Building Regulations with any carbon shortfall to net zero being paid into the relevant borough's carbon offset fund.
- 75 Applicants should submit a completed Carbon Emissions Reporting spreadsheet alongside their Stage 1 application to confirm the anticipated carbon performance of the development and should clearly set out the carbon emission factors they are proposing to use in their energy assessment. Although results for both sets of carbon emission factors should be submitted, applicants are encouraged to use the SAP 10.0 carbon emission factors for referable applications when estimating carbon dioxide emission performance against London Plan policies. For developments in Heat Network Priority Areas with the potential to connect to a planned or existing district heating network (DHN) the SAP 2012 emission factors may be used provided that the heat network operator has developed, or is in the process of developing, a strategy to decarbonise the network which has been agreed with the GLA.
- 76 The carbon emission figures should be reported against a Part L 2013 baseline. Sample SAP full calculation worksheets (both DER and TER sheets) and BRUKL sheets for all stages of the energy hierarchy should be provided to support the savings claimed.

Be Lean

- 77 Applicants are expected to meet the London Plan energy efficiency targets:
- Residential – at least a 10% improvement on 2013 Building Regulations from energy efficiency measures alone

- Non-residential – at least a 15% improvement on 2013 Building Regulations from energy efficiency measures alone

- 78 Applicants are expected to design buildings to be able to meet all energy policy areas. They should consider how building form is contributing to the meeting of energy policy targets. Applicant are required to consider the suitability of other design areas which may be negatively impacting the energy consumption and overheating risk of the proposed development.
- 79 The applicant will be expected to consider and minimise the estimated energy costs to occupants and outline how they are committed to protecting the consumer from high prices. See the guidance for further detail.

Energy flexibility

- 80 Applicants will be expected to investigate the potential for energy flexibility in new developments, include proposals to reduce the amount of capacity required for each site and to reduce peak demand. The measures followed to achieve this should be set out in their energy assessment. See the 2020 guidance for further details. Thermal as well as electrical storage measures should be considered.

Cooling and overheating

- 81 Policy SI4 of the London Plan requires major development proposals to demonstrate through an energy strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems. Evidence should be provided on how the demand for cooling and the overheating risk will be minimised through passive design in line with the cooling hierarchy. Dynamic overheating modelling in line with CIBSE Guidance should be carried out (TM59 for residential and TM52 for non-residential) for all TM49 weather scenarios.
- 82 The area weighted average (MJ/m²) and total (MJ/year) cooling demand for the actual and notional building should be provided and the applicant should demonstrate that the actual building's cooling demand is lower than the notional.

Be Clean

- 83 The applicant has carried out an investigation and there are no existing or planned district heating networks within the vicinity of the proposed development. The applicant confirmed that engagement with Southwark will take place regarding potential future connections (SELCHP). Where such opportunities exist, this should be the priority for supplying heat to the site in line with the London Plan 2021 heating hierarchy. Evidence of this investigation should be provided including evidence of active two-way communication with the network operator, the local authority and other relevant parties. This should include information on connection timescales and confirmation that the network has available capacity. See the guidance for full details on the information that should be provided.
- 84 The site should be provided with a single point of connection and a communal heating network where all buildings/uses on site will be connected. Relevant drawings/schematics demonstrating the above should be provided.
- 85 The applicant should provide evidence confirming that the development is future proofed for connection to wider district networks now or in the future, where an immediate connection is not available.

- 86 Where a DHN connection is not available, either now or in the future, applicants should follow the London Plan heating hierarchy to identify a suitable communal heating system for the site.
- 87 The London Plan limits the role of combined heat and power (CHP) to low-emission CHP and only in instances where it can support the delivery of an area-wide heat network at large, strategic sites. Applicants proposing to use low-emission CHP will be asked to provide sufficient information to justify its use and strategic role while ensuring that the carbon and air quality impact is minimised.

Be Green

- 88 All major development proposals should maximise opportunities for renewable energy generation by producing, using, and storing renewable energy on-site. This is regardless of whether the 35% on-site target has already been met through earlier stages of the energy hierarchy.
- 89 Solar PV should be maximised; the applicant proposes this and is seeking to fully exploit both the roof (with low angle E/W panels) and potentially considering BIPV as well, which is welcomed. Applicants should submit the total PV system output (kWp) and a plan showing that the proposed installation has been maximised for the available roof area and clearly outlining any constraints to further PV.
- 90 The applicant has suggested that heating and hot water will be provided by Air Source Heat pumps. Should heat pumps be secured, the applicant will be expected to demonstrate a high specification of energy efficiency measures under Be Lean, a thorough performance analysis of the heat pump system and, where there are opportunities for DHN connection, that the system is compatible. The detail submitted on heat pumps should include:
- a. An estimate of the heating and/or cooling energy (MWh/annum) the heat pumps would provide to the development and the percentage of contribution to the site's heat loads.
 - b. Details of how the Seasonal Coefficient of Performance (SCOP) and Seasonal Energy Efficiency ratio (SEER) has been calculated for the energy modelling. This should be based on a dynamic calculation of the system boundaries over the course of a year i.e. incorporating variations in source temperatures and the design sink temperatures (for space heat and hot water).
 - c. The expected heat source temperature and the heat distribution system temperature with an explanation of how the difference will be minimised to ensure the system runs efficiently. The distribution loss factor should be calculated based on the above information and used for calculation purposes.
 - d. Whether any additional technology is required for top up or during peak loads (e.g. hot water supply) and how this has been incorporated into the energy modelling assumptions.
- 91 Should an ambient loop heat network be proposed, the applicant will be required to engage with local DHN stakeholders and demonstrate that proposals will be compatible and commercially viable for future connection to district heating.

Carbon offsetting

- 92 The applicant should maximise carbon emission reductions on-site. Should the site fall short of the carbon reduction targets and clearly demonstrate that no further carbon savings can be achieved, the applicant would be required to make a cash-in-lieu contribution to the boroughs' carbon offset fund using the GLA's recommended carbon offset price or, where a local price has been set, the boroughs' carbon offset price.
- 93 Energy strategies should provide a calculation of the shortfall in carbon emissions and the offset payment that will be made to the borough.

Whole Life-Cycle Carbon Assessment

- 94 In accordance with London Plan Policy SI12 the applicant will be expected to calculate and reduce whole life-cycle carbon (WLC) emissions to fully capture the development's carbon footprint. The applicant should submit a whole life-cycle carbon assessment to the GLA as part of the application submission, following the Whole Life-Cycle Carbon Assessment Guidance and using the GLA's reporting template. The applicant will also be conditioned to submit a post-construction assessment to report on the development's actual WLC emissions. The assessment guidance and template are available on the GLA website.

Be Seen

- 95 The applicant will be expected to monitor its development's energy performance and report on it through an online monitoring portal. The applicant should review the 'Be Seen' energy monitoring guidance to ensure that it is fully aware of the relevant requirements to comply with the 'Be Seen' policy. The applicant should provide a commitment that the development will be designed to enable post construction monitoring and that the information set out in the 'Be Seen' guidance is submitted to the GLA's portal at the appropriate reporting stages. This should be secured through the S106 agreement.

Sustainable drainage and flood risk

- 96 The drainage strategy should aim to reduce surface water discharge from the site to greenfield rates in accordance with London Plan Policy SI13. Where greenfield runoff rates cannot be achieved and robust justification is provided, a discharge rate of three times the greenfield rate may be acceptable.
- 97 The drainage strategy should maximise opportunities to use Sustainable Drainage System (SuDS) measure at the top of the drainage hierarchy, as set out in London Plan Policy SI13. Roofs and new public realm areas present an opportunity to integrate SuDS such as green and blue roofs, tree pits, and permeable paving into the landscape, thereby providing amenity and water quality benefits.

Circular economy

- 98 London Plan Policy SI7 requires development applications that are referable to the Mayor of London to submit a Circular Economy Statement, whilst Policy D3 requires development proposals to integrate circular economy principles as part of the design process. The GLA has released draft guidance for developers on

how to prepare Circular Economy Statements and a 'Design for a circular economy' Primer that helps to explain the principles and benefits of circular economy projects.

- 99 Therefore, the applicant is required to submit a Circular Economy Statement in accordance with the GLA guidance.

Air Quality

- 100 The application is located within an Air Quality Focus Area. In accordance with London Plan Policy S1, an Air Quality Assessment must be submitted with the application and should demonstrate that design measures have been used to minimise exposure, would not lead to further deterioration of existing poor air quality and would meet the Air Quality Neutral benchmarks.

Conclusion

- 101 The optimisation of a brownfield site within the Elephant and Castle Opportunity Area for residential-led development is strongly supported. The proposed layout of the scheme responds to the local context and the generous provision of public space within the development is welcomed. The site is considered suitable for tall buildings and the massing and height of the proposed buildings could be acceptable, subject to detailed considerations on the visual, functional, environmental and cumulative impacts. Other matters with respect to social infrastructure, agent of change, residential quality, heritage, strategic views, transport, environment and sustainability will also need to be addressed as part of any forthcoming application. GLA officers would welcome further meetings as the scheme advances.

for further information, contact GLA Planning Unit (Development Management Team):

[REDACTED]

We are committed to being anti-racist, planning for a diverse and inclusive London and engaging all communities in shaping their city.

Suggested energy Stage 1 wording

The London Plan requires all major developments to meet a net-zero carbon target. Reductions in carbon emissions beyond Part L of the 2013 Building Regulations should be met on-site. Only where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site a contribution to a carbon offset fund or reductions provided off site can be considered.

Energy strategy compliance

An energy statement has been submitted with the application. The energy statement does not yet comply with London Plan Policies [SI2, SI3 and SI4]. The applicant is required to further refine the energy strategy and submit further information to fully comply with London Plan requirements. Full details have been provided to the Council and applicant in a technical memo that should be responded to in full; however outstanding policy requirements include:

- Be Clean – demonstration of communications with local district network operator required alongside local energy centre and network drawings;
- Be Green – demonstration that renewable energy has been maximised, including roof layouts showing the extent of PV provision and details of the proposed air source heat pumps;
- Managing heat risk – further details to demonstrate the cooling hierarchy has been followed.

Carbon savings

For the domestic element, the development is estimated to achieve a 64% reduction in CO2 emissions compared to 2013 Building Regulations. For the non-domestic element, a 53% reduction is expected.

At the pre-application stage, if WLC comments are required, applicants should complete and submit the pre-app tab of the GLA WLC template and follow the GLA Whole Life-cycle Carbon (WLC) Assessments guidance for this, both of which can be found here:

<https://www.london.gov.uk/what-we-do/planning/london-plan/london-plan-guidance/whole-life-cycle-carbon-assessments-guidance>

The GLA WLC guidance provides details on 16 WLC reduction principles the applicant should consider. Using the Pre-app tab of WLC template, the applicant should then confirm which of these WLC principles are informing the development of the site and describe how they are doing this (with any ambitious targets they are setting for the design). If a certain WLC principle isn't being followed the applicant should also attempt to explain why this isn't possible.

These WLC principles, and the actions relating to them, should feed into the planning stage submission where a full WLC assessment is required – again using the GLA WLC guidance document and the outline/detailed planning stage tabs of the WLC template. At the planning submission stage, WLC reduction estimates are required, which may relate to the WLC principles described at the pre-application stage. There are also benchmarks (kgCO₂e/m² GIA) which the results of the planning and post construction stage submissions will be compared to, and therefore using the WLC reduction principles from the pre-application stage should assist applicants in achieving lower WLC results at the planning and post-construction stages.

The applicant has submitted a WLC report which appears to cover much of the assessment requirements, however, an Excel version of the GLA WLC template must also be submitted to allow a full review to be completed against the guidance. The WLC templates are available here:

<https://www.london.gov.uk/what-we-do/planning/london-plan/london-plan-guidance/whole-life-cycle-carbon-assessments-guidance>

The applicant should submit a WLC assessment template in full. This is important to allow results to be recorded and tracked through to the post-construction stages, and to allow a proper review of the results against material quantities and other assumptions made.

It appears that no Whole Life-cycle Carbon (WLC) assessment has been submitted. All applicants are expected to submit a completed WLC assessment template (as an Excel document, not a PDF) and follow the GLA WLC guidance; both of which are available here:

<https://www.london.gov.uk/what-we-do/planning/london-plan/london-plan-guidance/whole-life-cycle-carbon-assessments-guidance>

The applicant should submit a WLC assessment template in full. This is important to allow results to be recorded and tracked through to the post-construction stages, and to allow a proper review of the results against material quantities and other assumptions made.

As per the GLA 'Whole Life-cycle Carbon Assessment – March 2022 – guidance document' this assessment should comply with EN 15978 and cover all building elements

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 15 March 2023 15:57

To: [REDACTED] <[REDACTED]@ministryofsound.com>; [REDACTED] <[REDACTED]@SOUTHWARK.GOV.UK>

Cc: Planning Support <planningsupport@london.gov.uk>; [REDACTED] <[REDACTED]@ministryofsound.com>;

[REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED]

<[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
[REDACTED] <[REDACTED]@london.gov.uk>

Subject: Re: Ministry of Sound and Berkeley Homes Development at Newington Triangle 22/AP/3149

Hi [REDACTED]

Do you have someone handling your Comms? Wanting to connect them up with [REDACTED] from our press office ccd here

Thanks!

Sent from [Outlook for iOS](#)

From: [REDACTED] <[REDACTED]@ministryofsound.com>

Sent: Friday, December 2, 2022 4:59 pm

To: [REDACTED] <[REDACTED]@SOUTHWARK.GOV.UK>

Cc: Planning Support <planningsupport@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]

[REDACTED] <[REDACTED]@ministryofsound.com>; [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED]
[REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]

[redacted]@london.gov.uk> [redacted]

Subject: Re: Ministry of Sound and Berkeley Homes Development at Newington Triangle 22/AP/3149

CAUTION: This email originated from outside this organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear [redacted]

Thank you for your response and acknowledgement of need of the scheme to address the London Plan agent of change policies. As I said below, the only genuine protection for a music venue subject to noise complaints from new neighbours is a deed of easement. For your interest I copy a link to a recent article about a music venue in Manchester which is currently fighting for survival under similar circumstances.

<https://www.theguardian.com/uk-news/2022/nov/27/manchester-night-and-day-cafe-venue-closure-noise-complaint>

We look forward to hearing from you in due course.

best... [redacted]



[redacted]
Executive Chairman | Ministry of Sound

[redacted]
103 Gaunt Street, London, SE1 6DP
www.ministryofsound.com

From: [redacted] <[redacted]@SOUTHWARK.GOV.UK>

Sent: 01 December 2022 14:19

To: [redacted] <[redacted]@ministryofsound.com>

Cc: planningsupport@london.gov.uk <planningsupport@london.gov.uk>; [redacted] <[redacted]@london.gov.uk>;

[redacted] <[redacted]@ministryofsound.com>; [redacted] <[redacted]@southwark.gov.uk>; [redacted]

[redacted] <[redacted]@southwark.gov.uk>

Subject: RE: Ministry of Sound and Berkeley Homes Development at Newington Triangle 22/AP/3149

Dear [redacted]

Thanks for your letter. We are aware of the Deed of Easement which was secured I believe by the GLA following their call in of the Aileen House planning application.

We will raise this issue with Berkeley as the scheme will need to address London Plan agent of change policies, and as you will be aware the Berkeley scheme will be referable to the Mayor's office.

We will confirm to you how Berkeley intend to proceed in respect of this issue once we have had an opportunity to discuss this with them.

Kind regards

[redacted]
[redacted]
Director of Planning and Growth
London Borough of Southwark
PO Box 64529, London SE1P 5LX
[redacted]

From: [redacted] <[redacted]@ministryofsound.com>

Sent: Friday, November 18, 2022 10:38 AM

To: [redacted] <[redacted]@SOUTHWARK.GOV.UK>

Cc: planningsupport@london.gov.uk; [redacted] <[redacted]@london.gov.uk>; [redacted]

██████████@ministryofsound.com>

Subject: Ministry of Sound and Berkeley Homes Development at Newington Triangle 22/AP/3149

Dear ██████████

I hope you're well. I'm sure you are aware of the planning application from Berkeley Homes for Newington Triangle, the site adjacent both to the Ministry of Sound nightclub and our workspace on Borough Road, The Ministry.

We have been in discussions with Berkeley since they acquired the site from Peabody in 2019. As with Peabody before them, we have been clear from the outset that the only way to secure the future of the Ministry of Sound nightclub and protect it from noise complaints from future residents (Agent of Change), is through the granting of a Deed of Easement for noise, such as the one which was required by the GLA and which we agreed and have in place with 251 Newington Causeway. This has enabled us to live in harmony with our neighbours since that building completed back in 2018.

Unfortunately, it appears that in their planning application (22/AP/3149) Berkeley have neglected to offer such a deed, leaving us exposed to noise complaints which will threaten our licence and the future of our business, a 31-year iconic entertainment venue at the heart of the regeneration of Elephant and Castle. I wanted to draw your attention, and that of the GLA, to this matter and our attached objection letter on these grounds.

I'm happy to arrange a time to speak at your convenience if you'd like any further details, but I hope it's OK if I keep you in the loop on our discussions with Berkeley and Southwark planning officers as this application proceeds.

Kind regards,



██████████
Executive Chairman | Ministry of Sound

██
[103 Gaunt Street, London, SE1 6DP](https://www.ministryofsound.com)
www.ministryofsound.com



[REDACTED]
Planning Division
London Borough of Southwark
160 Tooley Street
London
SE1 2QH

Our ref: Ministry.002
Your ref: 22/AP/3149



By email only

19 October 2022

Dear [REDACTED]

Borough Triangle

I am a planning lawyer and have acted on behalf of Ministry of Sound (MoS) since 2009. During that time, I have advised MoS in relation to a number of planning applications and proposals which have been proposed in the vicinity of the nightclub, including Eileen House, Skipton House, and the aborted Peabody scheme for the Triangle site.

MoS knows that the Council is fully aware of the importance of MoS and that it recognises its local, regional and global significance. MoS appreciates its strong relationship with the Council, and is proud to have encouraged millions of people to visit Southwark over the past 30+ years. MoS has emerged strongly from the pandemic with renewed focus and energy, and continues to thrive. As MoS has said on countless occasions, Southwark has always been its spiritual home, and it intends to remain in Southwark for generations to come.

Over the past three years, MoS has had a few discussions with Berkeley in relation to its plans for the redevelopment of the Triangle site. MoS's position has been consistent in each of these discussions, namely, (i) MoS supports the redevelopment of the site in principle, (ii) any residential units which may be adversely affected by noise from the club must include acoustic mitigation to at least the same specification as that approved for the redevelopment of Eileen House (ref no 09/AP/0343), and (iii) any scheme must include a deed of easement of noise for the benefit of the club (as per the Eileen House scheme).

The reason for MoS's position above in relation to noise mitigation is because the combination of acoustic mitigation and the deed of easement of noise have ensured that only a handful of complaints have been made by residents at 251 (as the Eileen House development is now known), and none of them have resulted in any formal action being taken. (By way of reminder, the deed permits MoS to pass sound waves at prescribed levels

Khift Ltd
Beggars Roost
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Devon EX17 6NX

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over the 251 apartments, meaning that residents who move into 251 have accepted that sound waves at those levels cannot constitute a private nuisance.) Over the past few years, the Council and MoS have cooperated in order to inform residents of the scope and effect of the deed of easement, and it has proved to be an essential source of protection without which MoS would undoubtedly have faced the risk of complaints and potential closure.

The deed of easement is a strong example of how the planning context for determining noise-sensitive development schemes has shifted substantially since the Eileen House planning application was submitted. In many ways, it was the Eileen House decision and the subsequent work by the GLA (such as its “Culture and the night-time economy SPG (November 2017), in which Eileen House was one of the case studies) which paved the way for the cementing of the agent of change principle in both the regional spatial strategy and the NPPF. The efforts of many people, including industry bodies such as the Music Venue Trust, have similarly helped to reinforce the importance of protecting these businesses and venues from incoming development.

The current statutory development framework reflects these protective and pro-active changes which have emerged over the past decade:

1. The Southwark Plan recognises the need to protect the acoustic environment in Policy P66, which states that “development must mitigate and manage noise by separating noise sensitive developments from major noise sources by distance, screening or internal layout, in preference to sound insulation”.
2. The London Plan “places the responsibility for mitigating impacts from existing noise and other nuisance-generating activities or uses on the proposed new noise-sensitive development”, and states that “Boroughs should not normally permit development proposals that have not clearly demonstrated how noise and other nuisances will be mitigated and managed” (Policy D13).
3. The explanatory text to Policy D13 states that “noise-generating cultural venues such as theatres, concert halls, pubs, nightclubs and other venues that host live or electronic music should be protected” and that “adjacent development and land uses should be brought forward and designed in ways which ensure established cultural venues remain viable and can continue in their present form without the prospects of licensing restrictions or the threat of closure due to noise complaints from neighbours” (paragraph 3.13.5).
4. Policy D14 of the London Plan requires development proposals to reflect the Agent of Change principles as set out in Policy D13, and requires such development to avoid placing unreasonable restrictions on existing noise-generating uses.
5. Paragraph 187 of the NPPF states that “Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed.”

The policy position is clear: vulnerable, noise-generating venues must be fully protected from incoming noise-sensitive development. It is with some regret, therefore, that MoS feels the need to write to the LPA in relation to the Berkeley application, as the proposed scheme does not ensure the protection of MoS and fails to meet these policy requirements.

Firstly, it is unclear how Berkeley has derived its conclusions for the noise assessments. MoS asked its own acoustic consultants to carry out a preliminary review of the acoustic chapter in the Environmental Statement. A copy of their review is attached to this letter. As you will see, the review states that it is necessarily limited by

the absence of a technical appendix setting out the survey results of the noise assessments, and requests that this information is provided in order for both the LPA and MoS to undertake a technical review of the ES and the proposed noise control measures.

Secondly, the acoustic measures proposed in the scheme are insufficient. The review points out, for example, that there are concerns relating to the acoustic effectiveness of the proposed wintergardens. As the LPA will be aware, wintergardens were a requirement for the elevations opposite the club entrance in the Eileen House permission. Since its occupation, residents at 251 have opened windows in their wintergardens and some have experienced noise disturbance. The deed of easement of noise, which was required by the Mayor of London to be completed prior to the grant of the Eileen House permission, has negated this issue. It includes measurements at all octave bands of the noise created at the windows of 251, meaning that MoS will not be causing a private nuisance if residents choose to open their windows. In short, the deed has ensured that in circumstances where noise disturbance (however slight or residual) is experienced, MoS will be fully protected provided MoS is operating below the agreed levels in the deed.

The Berkeley application does not offer a deed of easement of noise. Without a deed, MoS will be vulnerable, and that is something which MoS can never accept. The sad legacy of nightclubs closing up and down the country due to noise complaints from new residents is not something that MoS will allow to happen to its own club, and is something which MoS trusts the LPA will similarly agree would be contrary to policy and must be avoided. The permission at Eileen House set an important and valuable precedent and it is essential that a deed is required for the Triangle scheme as well.

MoS does not seek conflict with any of its neighbours. The acoustic protection required for 251, coupled with the deed of easement of noise, have ensured that these two uses can co-exist. The same will be true for the new Triangle scheme but only if the same provisions are required. Accordingly, MoS would request as follows:

1. Berkeley responds to the issues identified in the Suono Preliminary Report; and
2. Berkeley confirms that it will enter into a deed of easement of noise in relation to all the residential units within the scheme prior to any grant of planning permission for the scheme.

Yours sincerely



Director
Khift Ltd