

GREATER LONDON AUTHORITY

Our reference: MGLA010623-8798

28 July 2023

Dear

Thank you for your request for information which the Greater London Authority (GLA) received on 31 May 2023. Your request has been considered under the Environmental Information Regulations (EIR) 2004.

You requested:

Information request 1 –

Please provide me with:

All communications with regard to Southwark planning application 19/AP/1867 – GLA application 2022/0088/S2 to and from and the London Borough of Southwark after the 27th July 2020 to the date of this FOIA request. This will include the communication sent by Wing Lau dated the 2nd February 2022.

Information request 2 –

Please provide me with:

a) All information concerning the ‘due regard’ the London Mayor applied to his decision regarding the users of the existing astro-turf as set out in section 149 of the Equality Act 2010 in making in decision not to object to planning application 19/AP/1867.

b) If such information addressed in Information request 2 a) above does not include a demographic breakdown of the users/community that uses the astro turf pitch please state why.

Information request 3 –

Please provide me with:

All internal GLA communications with regard to air quality and noise with regard to Southwark planning application 19/AP/1867/GLA application 2022/0088/S2.

Information request 4 –

Please provide me with:

All internal GLA communications with regard to the London Plan Policy 3.6 Children and young people’s play and informal recreation and the Mayor of London’s SPG: Shaping Neighbourhoods: Play and Informal Recreation (SPG, 2012) with regard to Southwark planning application 19/AP/1867/GLA application 2022/0088/S2.

Information request 5 –

Please provide me with:

a) The GLA policy or policies that is or are applicable where a local authority, whether by an individual officer or as an organisation, misleads the GLA with

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regards to a planning application.

b) If different from the response to Information request 5 a) above please provide the GLA policy with regard to responding to fraud.

Information request 6 –

Paragraph 21 of the planning officer's supplemental Agenda No. 2 in relation to Southwark planning application 19/AP/1867 states:

21. Planning policies require the provision of play space for new developments in line with the minimum areas stated in the Mayor's SPG. Officers have concluded in the main report that adequate children play space is provided in the development and as such would meet the demand created by the children who live in the development. The policies do not specifically require a new development to provide play space to cater for the wider existing population of children. In this case, the play areas within the green link area, which is provided as part of the requirement for replacement open space due to the loss of the stadium pitch, would be open to the wider public. Some of the areas between the residential blocks would be closed at night, in order to reduce the risk of disturbance to the new residents.

It is requested that in responding to this information request that consideration is given to paragraph 4.33 and Implementation point 13 (at P68) of the Mayor of London's SPG: Shaping Neighbourhoods: Play and Informal Recreation (SPG, 2012).

Paragraph 4.33 states, 'Where development is itself taking place on land that has previously been used by children for play, and as a consequence results in a loss of play provision in an area of defined need for that type of provision, the development should be resisted or compensatory improvements on top of any need arising from the expected increase in child population should be made.

Development proposals involving loss of play spaces without adequate justification or provision for replacement should be resisted (Policy 3.16B).

Please provide me with:

Confirmation that the London Mayor accepts that the planning officer's statement, 'The policies do not specifically require a new development to provide play space to cater for the wider existing population of children' was incorrect and that policies do require do specifically require a new development to provide play space to cater for the wider existing population of children,' was incorrect and that local children who use the astro-turf should have been considered by the Southwark planning officers

Our response to your request is as follows:

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

Please note that some names of members of staff are exempt from disclosure under Regulation 13 (Personal information) of the EIR. Information that identifies specific employees constitutes as personal data which is defined by Article 4(1) of the General Data Protection Regulation (GDPR) to mean any information relating to an identified or identifiable living individual. It is considered that disclosure of this information would contravene the first data protection principle under Article 5(1) of GDPR which states that Personal data must be processed lawfully, fairly and in a transparent manner in relation to the data subject

The attachments referenced within the correspondence that are already publically available can be found at: [19/AP/1867 | Redevelopment of the Dulwich Hamlet Football \(Champion Hill\) Stadium, including the demolition of existing buildings, and use of land at Greendale, to](#)

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provide: - the erection of a new stadium with relocated playing pitch with associated floodlighting and boundary treatment, and part two-part three storey clubhouse building with sports and leisure facilities, with capacity for 4,000 spectators (Use Class D2); - the construction of a multi-functional kickabout space and associated boundary treatment; - the erection of a series of buildings between four and six storeys in height to provide 219 residential dwellings, (Use Class C3); - associated car parking, cycle parking, refuse storage and access road; - the widening and greening of a public route with associated hard and soft landscaping; - the relocation of telecommunications equipment and re-provision of the substation together with plant and equipment. | Dulwich Hamlet Football Club Edgar Kail Way London SE22 8BD And Neighbouring Artificial Pitch At Greendale (southwark.gov.uk)

If you have any further questions relating to this matter, please contact me, quoting the reference MGLA010623-8798

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: 17 November 2022 15:01
To: [REDACTED]
Subject: RE: MGLA131021-5279 FOI - Dulwich Hamlet Football Stadium / Champion Hill Stadium [Third party consultation]

Perfect, happy for you to ring me or if you send me your number I can call through

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [REDACTED]

london.gov.uk

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

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 17 November 2022 15:00
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: MGLA131021-5279 FOI - Dulwich Hamlet Football Stadium / Champion Hill Stadium [Third party consultation]

For 5 mins if possible

Regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Thursday, November 17, 2022 2:59 PM
To: [REDACTED] <[REDACTED]@southwark.gov.uk>
Subject: RE: MGLA131021-5279 FOI - Dulwich Hamlet Football Stadium / Champion Hill Stadium [Third party consultation]

Hi [REDACTED]

Are you free for a very quick call?

I'm on the number below if you are

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

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

Sent: 17 November 2022 13:56

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

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

Subject: RE: MGLA131021-5279 FOI - Dulwich Hamlet Football Stadium / Champion Hill Stadium [Third party consultation]

Importance: High

Dear [REDACTED] [REDACTED]

I wish to know how I could get hold of the two representations made to the Mayor at Stage 2. We want to get hold of the rep made by Friends of Greendale – how can I get hold of this please?

This is urgent as we have the JR hearing in 2 weeks time. Your ref is Development GLA/0083c/01

Your help is appreciated, thanks.

Regards

[REDACTED]

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

Sent: Wednesday, December 1, 2021 8:15 AM

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

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

Subject: RE: MGLA131021-5279 FOI - Dulwich Hamlet Football Stadium / Champion Hill Stadium [Third party consultation]

Morning [REDACTED]

Thank you - just to confirm - you are fine for us to disclose?

Thanks

[REDACTED]

[REDACTED]
Information Governance Officer, Strategy & Communications

GREATERLONDONAUTHORITY

City Hall, Kamal Chunchie Way, London, E16 1ZE

[REDACTED]

london.gov.uk

[redacted] london.gov.uk

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

Sent: 30 November 2021 19:38

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

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

Subject: RE: MGLA131021-5279 FOI - Dulwich Hamlet Football Stadium / Champion Hill Stadium [Third party consultation]

Dear [redacted]

Thank you for notifying me. I confirm I am fine with this.

Regards

[redacted]

Team Leader | Planning Division

Place and Wellbeing Department | London Borough of Southwark

5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX

Tel: 020 [redacted] Email: [redacted]@southwark.gov.uk

www.southwark.gov.uk

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

Sent: Tuesday, November 30, 2021 2:26 PM

To: [redacted]

Cc: [redacted]

Subject: MGLA131021-5279 FOI - Dulwich Hamlet Football Stadium / Champion Hill Stadium [Third party consultation]

Dear [redacted]

I am writing to you in connection with a request for information received by the GLA which is being considered under the Freedom of Information Act.

The request asks for the release of communications between, the London Borough of Southwark and the Greater London Authority relating to the above.

Part of the information requested was supplied by/relates to you and is attached for your information.

The Freedom of Information Act carries a presumption in favour of disclosure and the GLA is obliged to disclose the information that holds. However, the Act does contain a limited number of exemptions which can be used to withhold information in certain circumstances, taking into consideration of any necessary public interest arguments for and against release.

More information about these provisions can be found on the website of the Information Commissioner –

<https://ico.org.uk/for-organisations/guide-to-freedom-of-information/refusing-a-request/#10>

If you consider that any content should not be disclosed, please let me know in writing how, in your view, disclosure of the information would be harmful.

The final decision on whether the information should be withheld rests with the GLA, but we will take into account your views. While the GLA is committed to presumption in favour of disclosure, we will not disclose information where there are legitimate reasons, in the public interest, for not doing so.

Your response must reach me within **five** working days of the date on this email to enable the GLA to take your views into account. If you do not make any representation by that date, the GLA will assume you have no objections to the information being disclosed.

I would also be grateful if you could let me know whether I can share this attachment with the applicant for the purpose of third party consultation in the meantime.

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this email.

Yours sincerely


Information Governance Officer, Strategy & Communications
GREATERLONDONAUTHORITY
City Hall, Kamal Chunchie Way, London, E16 1ZE


london.gov.uk
 [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: 06 October 2022 11:00
To: [REDACTED]
Subject: RE: quick catch up

Hi [REDACTED]

Apologies, I was in back to back meetings all day yesterday.

I was just looking to get an update on the Dulwich Hamlet JR (just for my information).

Sincerely

[REDACTED]

[REDACTED]

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

london.gov.uk

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

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 04 October 2022 17:04
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: quick catch up

Hi [REDACTED]

So sorry I missed you. I tried calling you. Are you free now?
I am on leave tomorrow.

Regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Tuesday, October 4, 2022 4:58 PM
To: [REDACTED] <[REDACTED]@southwark.gov.uk>
Subject: Re: quick catch up

Hi [REDACTED]

I've just missed you. Is there a good time to catch you tomorrow?

Best

[REDACTED]

Sent from my iPhone

On 4 Oct 2022, at 13:46, [REDACTED] <[REDACTED]@london.gov.uk> wrote:

Sounds good, is there a number which is best to reach you on?

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

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

london.gov.uk

[REDACTED]@london.gov.uk

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

Sent: 04 October 2022 13:40

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

Subject: RE: quick catch up

Hi [REDACTED]

Yes, how about 5ish?

Regards

[REDACTED]

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

Sent: Tuesday, October 4, 2022 1:31 PM

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

Subject: quick catch up

Hi [REDACTED]

Are you free for a very quick call this afternoon?

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management

[REDACTED]

From: [REDACTED]
Sent: 04 October 2022 13:31
To: [REDACTED]
Subject: quick catch up

Hi [REDACTED]

Are you free for a very quick call this afternoon?

Sincerely

[REDACTED]

[REDACTED]

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

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

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

From: Planning Support
Sent: 17 February 2022 14:39
To: [REDACTED]
Cc: Planning Support
Subject: RE: DHFC Latest DN V5
Attachments: 0088 Stage 1 letter.pdf; 0088 Stage 1 Report.pdf

Hi [REDACTED]

Please see attached.

Regards,
[REDACTED]

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 17 February 2022 14:07
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: Planning Support <planningsupport@london.gov.uk>
Subject: RE: DHFC Latest DN V5

Hi [REDACTED] Planning Support,

How do I get a copy of the Stage 2 decision letter and report please? I need it today.

Many thanks

Regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Tuesday, February 15, 2022 10:28 AM
To: [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] <[REDACTED]@southwark.gov.uk>
Cc: [REDACTED] <[REDACTED]@danielwatney.co.uk>
Subject: RE: DHFC Latest DN V5

Thanks all for your help on this

Sincerely
[REDACTED]
[REDACTED]

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

london.gov.uk

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

From: [REDACTED] <[REDACTED]@danielwatney.co.uk>

Sent: 15 February 2022 10:05

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

Cc: [REDACTED] <[REDACTED]@danielwatney.co.uk>

Subject: RE: DHFC Latest DN V5

Morning both

I've seen online the Stage 2 has gone through and the application has been referred back to LBS. Thanks for all your help [REDACTED]

@ [REDACTED] – we've asked [REDACTED] to contact [REDACTED] to finalise all matters with the s106 but I think we are there from our perspective. Is there anything you're waiting for to move forward and could you confirm likely timescales for issuing the decision once the s106 is signed and dated?

[REDACTED]

[REDACTED]
Senior Associate Partner - Planning

E: [REDACTED]@danielwatney.co.uk

M: [REDACTED]

From: [REDACTED] <[REDACTED]@danielwatney.co.uk>

Sent: Monday, February 14, 2022 5:05 PM

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

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

Subject: RE: DHFC Latest DN V5

[REDACTED]

Is there any update? I assume the mayoral meeting has happened?

[REDACTED]
Partner - Planning

E: [REDACTED]@danielwatney.co.uk

M: [REDACTED]

From: [REDACTED]

Sent: 14 February 2022 13:41

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

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

Subject: RE: DHFC Latest DN V5

[REDACTED]

For completeness, the applicant is fine with this condition.

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

Sent: 14 February 2022 13:02

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

Cc: [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED]

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

Subject: FW: DHFC Latest DN V5

Hi,

I have amended the condition. Please note that the management plans in the s106 will cover for both stadium, leisure and residential uses.

There is a separate condition covering residential parking.

Prior to the first match day and use of the **completed** stadium development, a drawing showing the location of at least 4 No. car parking spaces, suitable for use by disabled people and 2 No. coach parking bays **for the stadium development and leisure facilities only** shall be submitted for approval in writing by the Council.

Thereafter the car and coach parking facilities shall be provided on all match days and other uses of the stadium and leisure facilities and used in accordance with the approved drawing.

Reason:

In order to ensure that satisfactory car and coach parking facilities are provided for the use of those working at or visiting the development and to ensure it is fit for purpose and sustainable and to accord with Strategic Policy 4 Places for learning, enjoyment and healthy lifestyles of the Core Strategy (2011) and Policy S5 Sports and recreation facilities of the London Plan (2021).

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

Sent: Monday, February 14, 2022 12:11 PM

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

Cc: [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] <[REDACTED]@SOUTHWARK.GOV.UK>

Subject: Re: DHFC Latest DN V5

Thanks but could the coach parking be required for other purposes eg schools use of the facilities?

Does the management plan condition refer to disabled car parking (or at least provide option for this) and coach parking

Also s106 needs to refer back to management plan condition to ensure use is appropriate- as it's not just a matter of providing or identifying the spaces but actually using them in the right way

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

Sent: Monday, February 14, 2022 12:03 pm

To: [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

Cc: [REDACTED] [REDACTED] [REDACTED] [REDACTED]

Subject: RE: DHFC Latest DN V5

Hi all,

Thanks [REDACTED] for your comments. The management plan is already in the s106 agreement so we would try to avoid replicating this in a condition. As such, I have amended the condition to the below. [REDACTED] please confirm the applicant is fine with this.

Prior to the first match day and use of the **completed** stadium development, a drawing showing the location of at least 4 No. car parking spaces, suitable for use by disabled people and 2 No. coach parking bays **for the stadium development and leisure facilities only** shall be submitted for approval in writing by the Council.

Thereafter the car and coach parking facilities shall be provided on all match days and other uses of the stadium and leisure facilities and used in accordance with the approved drawing.

Reason:

In order to ensure that satisfactory car and coach parking facilities are provided for the use of those working at or visiting the development and to ensure it is fit for purpose and sustainable and to accord with Strategic Policy 4 Places for learning, enjoyment and healthy lifestyles of the Core Strategy (2011) and Policy S5 Sports and recreation facilities of the London Plan (2021).

[REDACTED] [REDACTED]

Team Leader | Planning Division

Chief Executive's Department | London Borough of Southwark

5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX

Tel: 020 [REDACTED] Email: [REDACTED] [southwark.gov.uk](mailto:[REDACTED@southwark.gov.uk])

www.southwark.gov.uk

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

Sent: Monday, February 14, 2022 10:28 AM

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

Cc: [REDACTED] [REDACTED] <[REDACTED]@danielwatney.co.uk>

Subject: Re: DHFC Latest DN V5

Is it obvious that stadium development is the stadium and perhaps the other sports facilities but not the housing? We need the parking for first use of the stadium not when housing is occupied which I know is last.

Tx

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From: [REDACTED] [REDACTED] <[REDACTED]@danielwatney.co.uk>

Sent: Monday, February 14, 2022 10:18:56 AM

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

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

Subject: RE: DHFC Latest DN V5

Both

I have spoken to the applicant and they are happy with the attached as per [REDACTED] response.

Regards

[REDACTED]

[REDACTED] [REDACTED] - Partner
Planning

E: [REDACTED] danielwatney.co.uk
M: [REDACTED]

Daniel Watney LLP
165 Fleet Street
London EC4A 2DW

[REDACTED]

www.danielwatney.co.uk

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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

Daniel Watney LLP is committed to protecting the privacy of our users and protecting their personal information and is fully compliant with the GDPR (EU) 2016/679 regulations. Our full privacy and data protection policies can be found [here](#) or requested at myinformation@danielwatney.co.uk

[REDACTED] [REDACTED]

Partner - Planning

E: [REDACTED] danielwatney.co.uk
M: [REDACTED]

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

Sent: 14 February 2022 10:08

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

Cc: [REDACTED] [REDACTED] <[REDACTED] danielwatney.co.uk>; [REDACTED] [REDACTED] <[REDACTED] danielwatney.co.uk>; [REDACTED]
<[REDACTED] tfl.gov.uk>

Subject: RE: DHFC Latest DN V5

Hi [REDACTED]

That looks fine, but we tweaked the wording last minute on Friday to say: 'completed stadium'.

So the wording should be:

Prior to the first match day and use of the **completed** stadium development, a drawing showing the location of at least 4 No. car parking spaces, suitable for use by disabled people and 2 No. coach parking bays together with a management plan for this parking shall be submitted for approval in writing by the Council.

Thereafter the car and coach parking facilities shall be provided on all match days and other uses of the stadium and used in accordance with the approved drawing and management plan .

Reason:

In order to ensure that satisfactory car and coach parking facilities are provided for the use of those working at or visiting the development and to ensure it is fit for purpose and sustainable and to accord with Strategic Policy 4 Places for learning, enjoyment and healthy lifestyles of the Core Strategy (2011) and Policy S5 Sports and recreation facilities of the London Plan (2021).

[REDACTED] [REDACTED]

Team Leader | Planning Division
Chief Executive's Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 [REDACTED] Email: [REDACTED] [southwark.gov.uk](mailto:[REDACTED]@southwark.gov.uk)
www.southwark.gov.uk

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

Sent: Monday, February 14, 2022 9:59 AM

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

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

Subject: RE: DHFC Latest DN V5

Hi [REDACTED]

I am happy with the conditions generally. TfL have the following feedback:

Stadium On-site Parking

Prior to the first match day and use of the stadium development, at least 4 No. onsite car parking spaces and 2 No. coach parking bays shall be provided in accordance with the approved plan.

Thereafter the car parking facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

In order to ensure that satisfactory car parking facilities are provided for the use of the football club and to ensure the development is fit for purpose and sustainable and to accord with Strategic Policy 4 Places for learning, enjoyment and healthy lifestyles of the Core Strategy (2011) and Policy S5 Sports and recreation facilities of the London Plan (2021).

Suggest its reworded to say:

Stadium On-site Parking

Prior to the first match day and use of the stadium development, a drawing showing the location of at least 4 No. car parking spaces, suitable for use by disabled people and 2 No. coach parking bays together with a management plan for this parking shall be submitted for approval in writing by the Council.

Thereafter the car and coach parking facilities shall be provided on all match days and other uses of the stadium and used in accordance with the approved drawing and management plan .

Reason:

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If you could let me know if this will be updated asap that would be great.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [REDACTED]

london.gov.uk

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

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

Sent: 11 February 2022 11:40

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

Cc: [REDACTED] [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@danielwatney.co.uk>

Subject: DHFC Latest DN V5

Hi [REDACTED]

We have made minor tweaks and the addition of the car parking condition for the stadium. Please find attached latest DN.

[REDACTED] [REDACTED]

Team Leader | Planning Division

Chief Executive's Department | London Borough of Southwark

5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX

Tel: 020 [REDACTED] Email: [REDACTED]@southwark.gov.uk

www.southwark.gov.uk

[REDACTED]

From: [REDACTED]
Sent: 17 February 2022 14:12
To: [REDACTED]
Subject: RE: DHFC Latest DN V5

Hi [REDACTED]

I've asked our planning support team to clarify but in the mean time please find a link to our website below where the report is published.

<https://gla.force.com/pr/s/planning-application/a0i4J000006cGqdQAE/20220088?tabset-c2f3b=2>

Sincerely

[REDACTED]

[REDACTED]

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

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 17 February 2022 14:07
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: Planning Support <planningsupport@london.gov.uk>
Subject: RE: DHFC Latest DN V5

Hi [REDACTED] Planning Support,

How do I get a copy of the Stage 2 decision letter and report please? I need it today.

Many thanks

Regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Tuesday, February 15, 2022 10:28 AM
To: [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] <[REDACTED]@southwark.gov.uk>
Cc: [REDACTED] <[REDACTED]@danielwatney.co.uk>
Subject: RE: DHFC Latest DN V5

Thanks all for your help on this

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [REDACTED]

london.gov.uk

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

From: [REDACTED] [REDACTED] <[REDACTED]@danielwatney.co.uk>

Sent: 15 February 2022 10:05

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

Cc: [REDACTED] [REDACTED] <[REDACTED]@danielwatney.co.uk>

Subject: RE: DHFC Latest DN V5

Morning both

I've seen online the Stage 2 has gone through and the application has been referred back to LBS. Thanks for all your help [REDACTED]

@ [REDACTED] [REDACTED] – we've asked [REDACTED] to contact [REDACTED] to finalise all matters with the s106 but I think we are there from our perspective. Is there anything you're waiting for to move forward and could you confirm likely timescales for issuing the decision once the s106 is signed and dated?

[REDACTED]

[REDACTED] [REDACTED]

Senior Associate Partner - Planning

E: [REDACTED]@danielwatney.co.uk

M: [REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED]@danielwatney.co.uk>

Sent: Monday, February 14, 2022 5:05 PM

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

Cc: [REDACTED] [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] [REDACTED]

<[REDACTED]@london.gov.uk>

Subject: RE: DHFC Latest DN V5

[REDACTED]

Is there any update? I assume the mayoral meeting has happened?

Partner - Planning

E: [REDACTED] danielwatney.co.uk

M: [REDACTED]

From: [REDACTED]

Sent: 14 February 2022 13:41

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

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

Subject: RE: DHFC Latest DN V5

[REDACTED]

For completeness, the applicant is fine with this condition.

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

Sent: 14 February 2022 13:02

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

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

Subject: FW: DHFC Latest DN V5

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There is a separate condition covering residential parking.

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

Sent: Monday, February 14, 2022 12:11 PM

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

Cc: [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] <[REDACTED]@SOUTHWARK.GOV.UK>

Subject: Re: DHFC Latest DN V5

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Also s106 needs to refer back to management plan condition to ensure use is appropriate- as it's not just a matter of providing or identifying the spaces but actually using them in the right way

Get [Outlook for iOS](#)

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: Monday, February 14, 2022 12:03 pm
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: DHFC Latest DN V5

Hi all,

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[REDACTED]
Team Leader | Planning Division
Chief Executive's Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 [REDACTED] Email: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

From: [REDACTED] <[REDACTED]@tfl.gov.uk>
Sent: Monday, February 14, 2022 10:28 AM
To: [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@danielwatney.co.uk>
Subject: Re: DHFC Latest DN V5

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Tx

Get [Outlook for iOS](#)

From: [REDACTED] <[REDACTED]danielwatney.co.uk>
Sent: Monday, February 14, 2022 10:18:56 AM
To: [REDACTED] <[REDACTED]southwark.gov.uk>; [REDACTED] <[REDACTED]london.gov.uk>
Cc: [REDACTED] <[REDACTED]danielwatney.co.uk>; [REDACTED] <[REDACTED]tfl.gov.uk>
Subject: RE: DHFC Latest DN V5

Both

I have spoken to the applicant and they are happy with the attached as per [REDACTED] response.

Regards

[REDACTED]

[REDACTED] - Partner
Planning

E: [REDACTED]danielwatney.co.uk
M: [REDACTED]

Daniel Watney LLP
165 Fleet Street
London EC4A 2DW

[REDACTED]

www.danielwatney.co.uk

Daniel Watney LLP is a limited liability partnership registered in England and Wales (registered number OC356464) and is regulated by the RICS. A list of members names is open for inspection at our registered office as above. This e-mail and the information it contains, which is privileged and confidential, is for the use of the addressee. The unauthorised use, disclosure, or copying of this e-mail or such information is strictly prohibited. If you are not the addressee, and are in possession of this e-mail (or any copy thereof) without the consent of the addressee, please notify the sender immediately by telephone on 020 3077 3400.

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■■■■
Partner - Planning

E: ■■■■ danielwatney.co.uk

M: ■■■■

From: ■■■■ <■■■■ southwark.gov.uk>

Sent: 14 February 2022 10:08

To: ■■■■ <■■■■ london.gov.uk>

Cc: ■■■■ <■■■■ danielwatney.co.uk>; ■■■■ <■■■■ danielwatney.co.uk>; ■■■■
<■■■■ tfl.gov.uk>

Subject: RE: DHFC Latest DN V5

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So the wording should be:

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Chief Executive's Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 ■■■■ Email: ■■■■ southwark.gov.uk
www.southwark.gov.uk

From: ■■■■ <■■■■ london.gov.uk>

Sent: Monday, February 14, 2022 9:59 AM

To: ■■■■ <■■■■ southwark.gov.uk>

Cc: ■■■■ <■■■■ danielwatney.co.uk>; ■■■■ <■■■■ danielwatney.co.uk>; ■■■■
<■■■■ tfl.gov.uk>

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If you could let me know if this will be updated asap that would be great.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [REDACTED]

london.gov.uk

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

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

Sent: 11 February 2022 11:40

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

Cc: [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] <[REDACTED]@danielwatney.co.uk>

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[REDACTED] [REDACTED]

Team Leader | Planning Division

Chief Executive's Department | London Borough of Southwark

5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX

[REDACTED]

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 14 February 2022 13:02
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: DHFC Latest DN V5

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From: [REDACTED] <[REDACTED]@tfl.gov.uk>
Sent: Monday, February 14, 2022 12:11 PM
To: [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] <[REDACTED]@SOUTHWARK.GOV.UK>
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Sent: Monday, February 14, 2022 12:03 pm
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Cc: [REDACTED]
Subject: RE: DHFC Latest DN V5

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Places for learning, enjoyment and healthy lifestyles of the Core Strategy (2011) and Policy S5 Sports and recreation facilities of the London Plan (2021).

■■■■

Team Leader | Planning Division

Chief Executive's Department | London Borough of Southwark

5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX

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Subject: RE: DHFC Latest DN V5

Both

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Regards

■■■■

- Partner

Planning

E: ■■■■ [danielwatney.co.uk](mailto:■■■■@danielwatney.co.uk)

M: ■■■■

Daniel Watney LLP

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London EC4A 2DW

■■■■

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■■■■

Partner - Planning

E: ■■■■ [danielwatney.co.uk](mailto:■■■■@danielwatney.co.uk)

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Sent: 14 February 2022 10:08

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[REDACTED]

Team Leader | Planning Division

Chief Executive's Department | London Borough of Southwark

5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX

Tel: 020 [REDACTED] Email: [REDACTED]@southwark.gov.uk

www.southwark.gov.uk

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

Sent: Monday, February 14, 2022 9:59 AM

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

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

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Sincerely

[REDACTED]
[REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [REDACTED]

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

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

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

Sent: 11 February 2022 11:40

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

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

Subject: DHFC Latest DN V5

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[REDACTED]

Team Leader | Planning Division

Chief Executive's Department | London Borough of Southwark

5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX

Tel: 020 [REDACTED] Email: [REDACTED][southwark.gov.uk](mailto:[REDACTED@southwark.gov.uk)

www.southwark.gov.uk

[REDACTED]

From: [REDACTED]
Sent: 11 February 2022 11:49
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: DHFC Latest DN V5

Thanks for this [REDACTED]

I will review this and the other conditions and get back to you today.

Sincerely

[REDACTED]

[REDACTED]

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

london.gov.uk

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

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 11 February 2022 11:40
To: [REDACTED] <[REDACTED]@london.gov.uk>
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Hi [REDACTED]

We have made minor tweaks and the addition of the car parking condition for the stadium. Please find attached latest DN.

[REDACTED]
Team Leader | Planning Division
Chief Executive's Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 [REDACTED] Email: [REDACTED] [southwark.gov.uk](mailto:[REDACTED]@southwark.gov.uk)
www.southwark.gov.uk

Hi [REDACTED]

Please updated Schedule (with grant).

Regards

[REDACTED]

From: [REDACTED]

Sent: Thursday, February 10, 2022 10:43 AM

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@meadowpartners.com>; [REDACTED] <[REDACTED]@redloft.co.uk>; [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] <[REDACTED]@danielwatney.co.uk>

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

Subject: RE: Dulwich Hamlet Viability

Hi [REDACTED]

I believe this is on our website. I have attached this here anyway.

Regards

[REDACTED]

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

Sent: Thursday, February 10, 2022 10:30 AM

To: [REDACTED] <[REDACTED]@meadowpartners.com>; [REDACTED] <[REDACTED]@redloft.co.uk>; [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] <[REDACTED]@redloft.co.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@southwark.gov.uk>

Subject: RE: Dulwich Hamlet Viability

Hi all

Just to follow up on the below, could we please be provided a full updated accommodation schedule (and all other updated docs which have not been provided) which shows the number of habitable rooms broken down into tenure and unit size.

We will need this asap.

Sincerely

[REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [REDACTED]

london.gov.uk

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

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

Sent: 09 February 2022 18:12

To: [REDACTED] <[REDACTED]@meadowpartners.com>; [REDACTED] <[REDACTED]@redloft.co.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@redloft.co.uk>; [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] <[REDACTED]@danielwatney.co.uk>

Subject: RE: Dulwich Hamlet Viability

Thanks for this [REDACTED] and to [REDACTED] for sending through the viability information.

We look forward to getting confirmation on freehold transfer point and seeing the revised drafting but in the meantime I attach the s106 with a couple of comments on

- ☐ Calculation of habitable rooms – can a schedule please be provided with units and HRs across tenures and units sizes
- ☐ The deficit at the Late Stage Review
- ☐ The figures for Formula 4

Please let me know if you could like to discuss any of these points.

Kind regards

[REDACTED]

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

Sent: 09 February 2022 13:34

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

Cc: [REDACTED] <[REDACTED]@redloft.co.uk>; [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] <[REDACTED]@danielwatney.co.uk>

Subject: RE: Dulwich Hamlet Viability

I have spoken to [REDACTED] at Mishcon on the 'peppercorn' point on the freehold transfer and he is picking this up with [REDACTED] at LBS.

I understand LBS to confirm to the GLA.

As discussed, this was always the intention and is what is expected between the applicant and LBS.

Many thanks,

[REDACTED]

Director of Development and Construction

Meadow Partners | 1st Floor, 50 Great Marlborough Street, London W1F 7JS

Direct: +44 (0) [REDACTED]

[REDACTED]

From: [REDACTED] <[REDACTED]@redloft.co.uk>

Sent: 09 February 2022 13:16

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

Cc: [REDACTED] <[REDACTED]@redloft.co.uk>; [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] <[REDACTED]@meadowpartners.com>; [REDACTED] <[REDACTED]@danielwatney.co.uk>

Subject: Dulwich Hamlet Viability

Hi [REDACTED] and [REDACTED]

As discussed over the Teams meeting, I have attached the following reports, appraisals and correspondence email for your reference.

1. The submitted FVA report in April 2020
2. BPS's report in June 2020
3. Argus appraisal for 38% of affordable housing provision with S106 costs
4. Argus appraisal for 35.5% of affordable housing provision with S106 costs
5. correspondence email with BPS in Jan 2022

If you have problems to download those attached files, please feel free to download them via WeTransfer at the link below.

Download link

<https://we.tl/t-HGuJ2EEkYv>

Please feel free to contact us if you have any questions.

Thank you.

Best regards,

[REDACTED]

MRICS

Development Surveyor

[REDACTED]

[REDACTED]

e [REDACTED] [redloft.co.uk](mailto:[REDACTED]@redloft.co.uk)

[REDACTED]

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 10 February 2022 10:44
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: DHFC - conditions

[REDACTED]

I would also like to point out I made minor tweaks to the wording of the conditions and included policies to the reasons.

Regards

From: [REDACTED] <[REDACTED]@danielwatney.co.uk>
Sent: Thursday, February 10, 2022 10:41 AM
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@danielwatney.co.uk>
Subject: DHFC - conditions

Hi [REDACTED]

LBS have updated the draft DN as per the attached – [REDACTED] is waiting for us to confirm acceptance before formally sending to you (hence the cc to [REDACTED] for info), but are you happy with the approach taken at Conditions 6 and 31 which split Circular Economy across the stadium and residential phase?

Whilst I think we had previously said we'd be happy with a single condition if your officers insisted, this does seem to make more sense based on the phasing and procurement of the scheme.

Could you let us know asap this morning so the s106 can be tidied up, finalised and sent back?

[REDACTED]

[REDACTED] As Partner - Planning

E: [REDACTED]@danielwatney.co.uk
M: [REDACTED]

Daniel Watney LLP
165 Fleet Street
London EC4A 2DW

www.danielwatney.co.uk

[REDACTED]

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 17 February 2022 15:00
To: [REDACTED]
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Brilliant, thanks for prompt response.

Regards

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Thursday, February 17, 2022 2:58 PM
To: [REDACTED] <[REDACTED]@southwark.gov.uk>
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]
I have no issues with this
Sincerely

[REDACTED]
Principal Strategic Planner, Development Management
GREATER LONDON AUTHORITY
169 Union Street, London SE1 0LL
077 [REDACTED]
[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

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

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 17 February 2022 14:11
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)
Importance: High

Hi [REDACTED]
I tried calling you.
I note you hadn't responded to the applicant's request that the Be Seen obligations be amended to **Prior to Implementation**.
Are you happy with this? We need to know ASAP as we are trying to get it signed today.
Many thanks

From: [REDACTED]
Sent: Monday, February 7, 2022 11:52 AM
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@danielwatney.co.uk>
Subject: Re: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]
On the Circular Economy Statement conditions, would the GLA accept these being split across the two phases (stadium and then residential?) in line the majority of other conditions on the draft decision.
Also on the obligations and Clause 1, could we vary the 'within 8 weeks of grant of planning' to prior to implementation?

On Feb 7, 2022, at 11:40 AM, [REDACTED] <[REDACTED]@london.gov.uk> wrote:

Hi all

My report needs to be finalised by the close of today to hit the 14th. Are you in a position to update me on the below?

Sincerely

[Redacted]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [Redacted]

london.gov.uk

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

From: [Redacted]

Sent: 03 February 2022 12:43

To: [Redacted] <[Redacted]@danielwatney.co.uk>; [Redacted]
<[Redacted]@southwark.gov.uk>; [Redacted] <[Redacted]@danielwatney.co.uk>

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi all

Sorry just to add this to the circular economy section:

Post-completion

Prior to the occupation [of any phase / building/ development], a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at:

circulareconomystatements@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.

Sincerely

[Redacted]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [Redacted]

london.gov.uk

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

From: [Redacted]

Sent: 03 February 2022 12:24

To: [Redacted] <[Redacted]@danielwatney.co.uk>; [Redacted]
<[Redacted]@southwark.gov.uk>; [Redacted] <[Redacted]@danielwatney.co.uk>

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi all

I will do all I can to hit the 14th and keep you updated (I expect this to be achievable but very tight).

I have reviewed the draft decision notice and s.106. Could you please confirm you are happy for these conditions (which speak to new requirements in the London Plan) to be inserted into the decision notice and s.106 respectively.

Draft conditions:

- ☐ No development shall take place until a detailed Circular Economy Statement and Operational Waste Management Strategy in line with the GLA's Circular Economy Statement Guidance is submitted to and approved in writing by the

Local Planning Authority. The development shall be carried out in accordance with the details so approved.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.

- . Prior to commencement of each building detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness.

- . Prior to the occupation of each building the post-construction tab of the GLA's whole life carbon assessment template should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the relevant building.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings.

- . Prior to the commencement of the relevant phase or plot (other than demolition, site clearance and ground works), a Fire Statement for the relevant phase or plot, in the form of an independent fire strategy produced by a third party suitably qualified assessor shall be submitted to and approved in writing by the Local Planning Authority. The statement should detail how the development proposal will function in terms of:

1. The building's construction: methods, products and materials used, including manufacturers' details;
2. The means of escape for all building users: stair cores, escape for building users who are disabled or require level access, and the associated evacuation strategy approach;
3. Features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans;
4. Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these;
5. How provision will be made within the site to enable fire appliances to gain access to buildings; and
6. Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

The development shall be implemented in accordance with the approved Fire Statement and retained as such for the lifetime of the development.

Reason: In order to achieve the highest standards of fire safety and ensure the safety of all building users

- . Prior to commencement for each building details shall be submitted to and approved in writing by the local planning authority demonstrating that a minimum of at least one lift per core (or more subject to capacity assessments) will be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building. The development shall be carried out in accordance with these details and maintained as such in perpetuity.

Reason: In the interests of fire safety.

Draft obligation:

Definitions

“Defects Liability Period” means such period of time following Practical Completion of a Building in which a contractor may remedy defects as may be included in the building contract for the relevant Building;

“Reportable Unit” means a Reportable Unit (Energy Centre), Reportable Unit (Residential) or Reportable Unit (Non-Residential);

“Reportable Unit (Energy Centre)” means either a connection to a third-party District Heating Network, a self-contained Energy Centre serving multiple residential/non-residential properties (within the Site) or a self-contained energy system serving multiple residential properties (within a Block or Building);

“Reportable Unit (Residential)” means an individual Block or Building of five or more flats or a group of five or more houses;

“Reportable Unit (Non-Residential)” means a Building with a single occupier/tenant (including block of flats' communal areas) or a Building with multiple tenants;

Clauses

- a) Within 8 weeks of the grant of planning permission, the Owner shall submit to the GLA accurate and verified estimates of the ‘Be Seen’ energy performance indicators, as outlined in the ‘Planning stage’ section / chapter of the GLA ‘Be Seen’ energy monitoring guidance document (or any document that may replace it), for the consented development. This should be submitted to the GLA in accordance with the ‘Be Seen’ energy monitoring guidance using the ‘Be Seen’ planning stage reporting webform (<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs/be-seen-energy-monitoring-guidance>).
- b) Prior to each Building being occupied, the Owner shall provide updated accurate and verified ‘as-built’ design estimates of the ‘Be Seen’ energy performance indicators for each Reportable Unit of the development, as per the methodology outlined in the ‘As-built stage’ chapter / section of the GLA ‘Be Seen’ energy monitoring guidance (or any document that may replace it). All data and supporting evidence should be submitted to the GLA using the ‘Be Seen’ as-built stage reporting webform (<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs/be-seen-energy-monitoring-guidance>). The owner should also confirm that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in the ‘In-use stage’ of the GLA ‘Be Seen’ energy monitoring guidance document (or any document that may replace it).
- c) Upon completion of the first year of Occupation or following the end of the Defects Liability Period (whichever is the later) and at least for the following four years after that date, the Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each Reportable Unit of the development as per the methodology outlined in the ‘In-use stage’ chapter / section of the GLA ‘Be Seen’ energy monitoring guidance document (or any document that may replace it). All data and supporting evidence should be submitted to the GLA using the ‘Be Seen’ in-use stage reporting webform (<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs/be-seen-energy-monitoring-guidance>). This obligation will be satisfied after the Owner has reported on all relevant indicators included in the ‘In-use stage’ chapter of the GLA ‘Be Seen’ energy monitoring guidance document (or any document that may replace it) for at least five years. Timings may need to be adjusted to account for the large phased developments, particularly for energy centre reporting, as per the relevant section of the ‘Be Seen’ energy monitoring guidance document.
- d) In the event that the ‘In-use stage’ evidence submitted under Clause c) shows that the ‘As-built stage’ performance estimates derived from Clause b) have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the ‘Be Seen’ in-use stage reporting webform. An action plan comprising measures identified in Clause c) shall be submitted to and approved

in writing by the GLA, identifying measures which would be reasonably practicable to implement and a proposed timescale for implementation. The action plan and measures approved by the GLA should be implemented by the Owner as soon as reasonably practicable.

Happy to discuss further

Sincerely

[REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [REDACTED]

london.gov.uk

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

From: [REDACTED] <[REDACTED]@danielwatney.co.uk>

Sent: 03 February 2022 11:50

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

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

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Morning both

Thanks for this – we do think there is too much risk in leaving just the one working day post 21st to finalise everything so would be really grateful if the 14th is targeted and it sounds like that can be achieved from the below which would be amazing.

I presume you have everything needed from [REDACTED] referral but if there's any Applicant queries at all [REDACTED] do just give us a shout.

Thanks all

[REDACTED]

[REDACTED]

Senior Associate Partner - Planning

E: [REDACTED]@danielwatney.co.uk

M: [REDACTED]

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

Sent: Thursday, February 3, 2022 11:42 AM

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

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

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]

As noted in my email, it would be preferable if it could go earlier.

Regards

[REDACTED]

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

Sent: Thursday, February 3, 2022 11:37 AM

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

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

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]

■■■■ has said that this could be achievable, if you could co-ordinate with each other and let me know what is realistically achievable that would be great.

I'm happy to be as flexible as possible and make sure we issue a timely decision.

Sincerely

■■■■
■■■■

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 ■■■■

london.gov.uk

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

From: ■■■■ <■■■■@danielwatney.co.uk>

Sent: 03 February 2022 10:39

To: ■■■■ <■■■■@london.gov.uk>; ■■■■ <■■■■@danielwatney.co.uk>; ■■■■ <■■■■@london.gov.uk>
Cc: ■■■■ <■■■■@southwark.gov.uk>; ■■■■ <■■■■@southwark.gov.uk>; ■■■■ <■■■■@southwark.gov.uk>; ■■■■ <■■■■@southwark.gov.uk>; ■■■■ <■■■■@meadowpartners.com>; ■■■■ <■■■■@meadowpartners.com>; ■■■■ <■■■■@london.gov.uk>

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

■■■■

Unfortunately the 21st meeting (if your decision were issued that day) will only give LB Southwark and the applicant 24 hours to execute the s106 and for LBS to issue the decision notice which is unachievable.

As far as I can see, only the 14th will work given the timescales.

Regards

■■■■

■■■■

Partner - Planning

E: ■■■■@danielwatney.co.uk

M: ■■■■

From: ■■■■ <■■■■@london.gov.uk>

Sent: 03 February 2022 10:24

To: ■■■■ <■■■■@danielwatney.co.uk>; ■■■■ <■■■■@london.gov.uk>; ■■■■ <■■■■@danielwatney.co.uk>
Cc: ■■■■ <■■■■@southwark.gov.uk>; ■■■■ <■■■■@southwark.gov.uk>; ■■■■ <■■■■@southwark.gov.uk>; ■■■■ <■■■■@southwark.gov.uk>; ■■■■ <■■■■@meadowpartners.com>; ■■■■ <■■■■@meadowpartners.com>; ■■■■ <■■■■@london.gov.uk>

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi ■■■■

I have spoken with ■■■■ and discussed the possibility of either the 14th or 21st. I have been told that the 21st could work if we were able to issue the decision on the same day. I will discuss internally and come back to you today.

Sincerely

■■■■
■■■■

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED] danielwatney.co.uk>

Sent: 03 February 2022 09:57

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

Cc: [REDACTED] southwark.gov.uk; [REDACTED] southwark.gov.uk; [REDACTED]
<[REDACTED] southwark.gov.uk>; [REDACTED] <[REDACTED] southwark.gov.uk>; [REDACTED]
([REDACTED] meadowpartners.com) <[REDACTED] meadowpartners.com>; [REDACTED]
<[REDACTED] london.gov.uk>; [REDACTED] <[REDACTED] london.gov.uk>

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

[REDACTED] / [REDACTED]

Are you able to provide an update please on validation? Sorry to chase but as per the below timings are so crucial with regards to achieving the 14th Feb mayoral meeting.

Many thanks

[REDACTED]

[REDACTED] [REDACTED]

Senior Associate Partner - Planning

E: [REDACTED] danielwatney.co.uk

M: [REDACTED]

From: [REDACTED] [REDACTED]

Sent: Wednesday, February 2, 2022 9:44 AM

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

Cc: [REDACTED] southwark.gov.uk; [REDACTED] southwark.gov.uk; [REDACTED]
<[REDACTED] southwark.gov.uk>; [REDACTED] <[REDACTED] southwark.gov.uk>; [REDACTED]
([REDACTED] meadowpartners.com) <[REDACTED] meadowpartners.com>; [REDACTED]
<[REDACTED] london.gov.uk>; [REDACTED] <[REDACTED] london.gov.uk>

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

[REDACTED]

Good morning, hope you're well – are you able to advise on the validation of Stage 2 and whether this is now confirmed?

Many thanks

[REDACTED]

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

Sent: Monday, January 31, 2022 1:35 PM

To: [REDACTED] <[REDACTED] danielwatney.co.uk>

Cc: [REDACTED] southwark.gov.uk; [REDACTED] southwark.gov.uk; [REDACTED]
<[REDACTED] southwark.gov.uk>; [REDACTED] <[REDACTED] southwark.gov.uk>; [REDACTED]
<[REDACTED] danielwatney.co.uk>; [REDACTED] ([REDACTED] meadowpartners.com)
<[REDACTED] meadowpartners.com>; [REDACTED] <[REDACTED] london.gov.uk>; [REDACTED]
[REDACTED] <[REDACTED] london.gov.uk>

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Dear [REDACTED]

Thank you for your email outlining the programme you are currently working to with our colleagues at Southwark Council, and for your offer of a catch up meeting.

[REDACTED] (cc'd) is case officer on our side and is currently in the process of reviewing the stage 2 documents provided against the requirements of the Mayor of London Order 2008. In line with the Order we will provide the stage 2 decision within 14-days of stage 2 referral validation.

At this time we do not envisage the need for a dedicated meeting, however, [REDACTED] will be in touch with the Council and the applicant team as necessary to ensure the timely progression of the stage 2 process.

Kind regards

[REDACTED]
[REDACTED]

Team Leader, Development Management

GREATERLONDONAUTHORITY

169 Union Street London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@danielwatney.co.uk>

Sent: 31 January 2022 11:11

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

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

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

<[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED]

[REDACTED] <[REDACTED]@meadowpartners.com> <[REDACTED]@meadowpartners.com>

Subject: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Dear [REDACTED]

We have been asked to act as agent on the Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867) for which the stage 2 pack has been sent to you with the aim of getting through the Mayoral meeting on the 14th February, in order for LB Southwark to issue a decision notice prior to the adoption of the New Southwark Plan on the 23rd February.

As you know the application scheme delivers significant public benefits including a London Plan compliant quantum of affordable housing (219 homes with 35.4% (by hab room) affordable at 70:30 split) as well as a new stadium facility for the Dulwich Hamlet Football Club to be handed over to LB Southwark on delivery.

In discussion with LBS officers we hoped to have a meeting with you to try and flush out any issues with the scheme that may need addressing to try and ensure a smooth reporting of the scheme to the meeting on the 14th and thereby meet LB Southwark's strict deadline.

Do you have any availability later today or tomorrow?

Kind regards

[REDACTED] - Partner

Planning

E: [REDACTED] [danielwatney.co.uk](mailto:[REDACTED]@danielwatney.co.uk)

M: [REDACTED]

Daniel Watney LLP

165 Fleet Street

London EC4A 2DW

[REDACTED]

www.danielwatney.co.uk

[REDACTED]

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 14 February 2022 10:47
To: [REDACTED]
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]
As discussed on the phone, we do not believe that landowner obligations should belong in the s106 which is an Agreement with the Council as the Planning Authority.
There will be a separate Cabinet decision on the land transaction, and the Council's preference to take forward the necessary Cabinet Report after the planning permission is in place. Again, I can confirm that the stadium would pass to the Council at nil/peppercorn for the freehold.
For audit trail purposes, please could you confirm you will accept the above and this is not required in the s106.
Thanks
Regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Monday, February 14, 2022 9:45 AM
To: [REDACTED] <[REDACTED]@southwark.gov.uk>
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]
I am escalating this internally. Could you please outline how/why this would blur the lines between the Council as LPA and Landowner?
Sincerely
[REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
077 [REDACTED]
london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 11 February 2022 16:21
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]
I just tried calling you now.
You had asked whether the transfer of the freehold of part of the football site from Greendale (Meadow) to the Council is at a peppercorn. I confirmed this.
I wanted check whether this was just as a point of clarification but didn't require this information to be included in the s106 agreement? The applicant's legal team had said that the GLA required this detail in the s106 agreement. Please **could you confirm by 5pm today** that this is not required as this would blur the lines between the Council as LPA and Landowner.
Thanks
Regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Monday, February 7, 2022 10:58 PM
To: [REDACTED] <[REDACTED]@southwark.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@danielwatney.co.uk>
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]

Could you please provide the appraisals of the two affordable housing scenarios so these can be checked. The costs of building the new club have been included (c11m) but there is no capital receipt included for the new club. The s106 provides for the Council to be offered the freehold interest in the football and leisure facilities but it needs to be clear that this will be offered at a peppercorn. Could you please confirm this?
Could you please confirm if the grant funding has already been agreed.

Sincerely

[REDACTED]
[REDACTED]
Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [REDACTED]

london.gov.uk

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

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

Sent: 07 February 2022 14:27

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

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]

Will the connectivity infrastructure and whole life cycle conditions also required by the stadium development?

Regards

[REDACTED]

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

Sent: Monday, February 7, 2022 11:40 AM

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

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi all

My report needs to be finalised by the close of today to hit the 14th. Are you in a position to update me on the below?

Sincerely

[REDACTED]
[REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [REDACTED]

london.gov.uk

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

From: [REDACTED] [REDACTED]

Sent: 03 February 2022 12:43

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

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi all

Sorry just to add this to the circular economy section:

Post-completion

Prior to the occupation [of any phase / building/ development], a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: circulareconomystatements@london.gov.uk, along with any supporting

[REDACTED]

From: [REDACTED]
Sent: 14 February 2022 10:29
To: [REDACTED]
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]

Feel free to give me a ring on the number below

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management

GREATER LONDON AUTHORITY

169 Union Street, London SE1 0LL

077 [REDACTED]

london.gov.uk

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

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 14 February 2022 10:04
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]

Are you free to chat now?

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Monday, February 14, 2022 9:45 AM
To: [REDACTED] <[REDACTED]@southwark.gov.uk>
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]

I am escalating this internally. Could you please outline how/why this would blur the lines between the Council as LPA and Landowner?

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

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

Sent: 11 February 2022 16:21

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

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]

I just tried calling you now.

You had asked whether the transfer of the freehold of part of the football site from Greendale (Meadow) to the Council is at a peppercorn. I confirmed this.

I wanted check whether this was just as a point of clarification but didn't require this information to be included in the s106 agreement? The applicant's legal team had said that the GLA required this detail in the s106 agreement. Please **could you confirm by 5pm today** that this is not required as this would blur the lines between the Council as LPA and Landowner.

Thanks

Regards

[REDACTED]

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

Sent: Monday, February 7, 2022 10:58 PM

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

Cc: [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] <[REDACTED]@danielwatney.co.uk>

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

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Could you please confirm if the grant funding has already been agreed.

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
077

london.gov.uk

[london.gov.uk](#)

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

Sent: 07 February 2022 14:27

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

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]

Will the connectivity infrastructure and whole life cycle conditions also required by the stadium development?

Regards

[REDACTED]

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

Sent: Monday, February 7, 2022 11:40 AM

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

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi all

My report needs to be finalised by the close of today to hit the 14th. Are you in a position to update me on the below?

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
077 [REDACTED]

london.gov.uk

[london.gov.uk](#)

From: [REDACTED]

Sent: 03 February 2022 12:43

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

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi all

Sorry just to add this to the circular economy section:

Post-completion

Prior to the occupation [of any phase / building/ development], a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.

Sincerely

[Redacted]

[Redacted]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [Redacted]

london.gov.uk

[Redacted] london.gov.uk

From: [Redacted]

Sent: 03 February 2022 12:24

To: [Redacted] <[\[Redacted\]@danielwatney.co.uk](mailto:[Redacted]@danielwatney.co.uk)>; [Redacted] <[\[Redacted\]@southwark.gov.uk](mailto:[Redacted]@southwark.gov.uk)>; [Redacted] <[\[Redacted\]@danielwatney.co.uk](mailto:[Redacted]@danielwatney.co.uk)>

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi all

I will do all I can to hit the 14th and keep you updated (I expect this to be achievable but very tight).

I have reviewed the draft decision notice and s.106. Could you please confirm you are happy for these conditions (which speak to new requirements in the London Plan) to be inserted into the decision notice and s.106 respectively.

Draft conditions:

- ☐ No development shall take place until a detailed Circular Economy Statement and Operational Waste Management Strategy in line with the GLA's Circular Economy Statement Guidance is submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.
Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.
- ☐ Prior to commencement of each building detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

[REDACTED]

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 08 February 2022 16:18
To: [REDACTED]
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

[REDACTED]
The applicant has agreed to these.
Regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Tuesday, February 8, 2022 3:52 PM
To: [REDACTED] <[REDACTED]@southwark.gov.uk>
Cc: [REDACTED] <[REDACTED]@tfl.gov.uk>; [REDACTED] <[REDACTED]@southwark.gov.uk>
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)
Thanks for the below.

Sincerely

[REDACTED]
[REDACTED]
Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
077 [REDACTED]

london.gov.uk

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

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 08 February 2022 14:10
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@tfl.gov.uk>; [REDACTED] <[REDACTED]@southwark.gov.uk>
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)
Hi [REDACTED]

My response to your comments below in red:

- ☐ I note the enhanced link through the site would not be provided until 90% of the new homes have been occupied (albeit an interim route will exist throughout demolition and construction), is there a reason that this route would be delivered at this stage of the programme? **The phasing of the development is that the residential component will be built last. It is anticipated that the residential blocks adjoining the green link would be in the last phase and so it makes sense that the green link would not be completed until most of the scheme is finished. I have attached a plan to explain this.**
- ☐ "Bus Stop Improvements Contribution" stated in the definition which could include Countdown. However in Council's covenants the reference is to "Bus Stop Countdown Installation Contribution". TfL needs the flexibility to be able to use the contribution for other improvements to the bus stop especially given Countdown is not always installed now – people use mobiles instead. Could this reference be updated to "Bus Stop Improvements Contribution"? **We can amend this.**
- ☐ The bus stop and bus service and Green link contributions should all be indexed by BCIS not RPI - **You mentioned that this was being applied elsewhere but I have had two recent schemes in the OKR which has not included the BCIS for TfL payments and the officers did not raise this at Stage 2. However, we will amend it for this case. This, of course also needs to be agreed by the applicant.**

[REDACTED]
Team Leader | Planning Division
Chief Executive's Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 [REDACTED] Email: [REDACTED]@southwark.gov.uk

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

Sent: Tuesday, February 8, 2022 11:12 AM

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

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

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]

Having liaised with TfL, BCIS is the standardised approach in these circumstances, and being applied for OKR bus services and likewise those for the other developments current in the borough (and all others) so there is a point around consistency. Assuming payment is triggered soon it may not make much difference - but as BCIS is generally higher than RPI (but not always) a long delay will mean a bigger payment to reflect higher costs.

Sincerely

[REDACTED]
[REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

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

Sent: 08 February 2022 10:05

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

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]

Before I come back to you (which will be later today), please could you explain why those contributions should be BCIS?

Thanks

Regards

[REDACTED]

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

Sent: Monday, February 7, 2022 3:22 PM

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

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]

Both would apply to both components of the scheme. We will need a copy of the updated draft DN before the Mayor's meeting on the 14th. I appreciate this might take some time so happy for this to come any time before the 11th.

On the s.106, could you let me know the rationale for the below:

- ☐ I note the enhanced link through the site would not be provided until 90% of the new homes have been occupied (albeit an interim route will exist throughout demolition and construction), is there a reason that this route would be delivered at this stage of the programme?
- ☐ "Bus Stop Improvements Contribution" stated in the definition which could include Countdown. However in Council's covenants the reference is to "Bus Stop Countdown Installation Contribution". TfL needs the flexibility to be able to use the contribution for other improvements to the bus stop especially given Countdown is not always installed now – people use mobiles instead. Could this reference be updated to "Bus Stop Improvements Contribution"?
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Sincerely

[REDACTED]
[REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077

london.gov.uk

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

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

Sent: 07 February 2022 14:27

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

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [redacted]

Will the connectivity infrastructure and whole life cycle conditions also required by the stadium development?

Regards

[redacted]

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

Sent: Monday, February 7, 2022 11:40 AM

To: [redacted] [redacted] <[redacted]@danielwatney.co.uk>; [redacted] [redacted] <[redacted]@southwark.gov.uk>; [redacted] [redacted] <[redacted]@danielwatney.co.uk>

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi all

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Sincerely

[redacted] [redacted]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [redacted]

london.gov.uk

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

From: [redacted] [redacted]

Sent: 03 February 2022 12:43

To: [redacted] [redacted] <[redacted]@danielwatney.co.uk>; [redacted] [redacted] <[redacted]@southwark.gov.uk>; [redacted] [redacted] <[redacted]@danielwatney.co.uk>

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi all

Sorry just to add this to the circular economy section:

Post-completion

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Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.

Sincerely

[redacted] [redacted]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [redacted]

london.gov.uk

[REDACTED]

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 08 February 2022 14:10
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)
Attachments: DHFC construction management plan June 2019.pdf

Hi [REDACTED]

My response to your comments below in red:

- ☐ I note the enhanced link through the site would not be provided until 90% of the new homes have been occupied (albeit an interim route will exist throughout demolition and construction), is there a reason that this route would be delivered at this stage of the programme? **The phasing of the development is that the residential component will be built last. It is anticipated that the residential blocks adjoining the green link would be in the last phase and so it makes sense that the green link would not be completed until most of the scheme is finished. I have attached a plan to explain this.**
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[REDACTED]
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Chief Executive's Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 [REDACTED] Email: [REDACTED]@southwark.gov.uk
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Cc: [REDACTED] <[REDACTED]@tfl.gov.uk>
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]

Having liaised with TfL, BCIS is the standardised approach in these circumstances, and being applied for OKR bus services and likewise those for the other developments current in the borough (and all others) so there is a point around consistency. Assuming payment is triggered soon it may not make much difference - but as BCIS is generally higher than RPI (but not always) a long delay will mean a bigger payment to reflect higher costs.

Sincerely

[REDACTED]
Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
077 [REDACTED]
london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 08 February 2022 10:05

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

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]

Before I come back to you (which will be later today), please could you explain why those contributions should be BCIS?

Thanks

Regards

[REDACTED]

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

Sent: Monday, February 7, 2022 3:22 PM

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

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[REDACTED]

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169 Union Street, London SE1 0LL

077 [REDACTED]

london.gov.uk

[REDACTED]@london.gov.uk

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

Sent: 07 February 2022 14:27

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

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]

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Regards

[REDACTED]

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

Sent: Monday, February 7, 2022 11:40 AM

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

<[REDACTED]@danielwatney.co.uk>

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Hi all

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[REDACTED]

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Principal Strategic Planner, Development Management

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██████████ london.gov.uk

From: ██████████

Sent: 03 February 2022 12:43

To: ██████████ <██████████@danielwatney.co.uk>; ██████████ <██████████@southwark.gov.uk>; ██████████
<██████████@danielwatney.co.uk>

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Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.

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From: ██████████

Sent: 03 February 2022 12:24

To: ██████████ <██████████@danielwatney.co.uk>; ██████████ <██████████@southwark.gov.uk>; ██████████
<██████████@danielwatney.co.uk>

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi all

I will do all I can to hit the 14th and keep you updated (I expect this to be achievable but very tight).

I have reviewed the draft decision notice and s.106. Could you please confirm you are happy for these conditions (which speak to new requirements in the London Plan) to be inserted into the decision notice and s.106 respectively.

Draft conditions:

- . No development shall take place until a detailed Circular Economy Statement and Operational Waste Management Strategy in line with the GLA's Circular Economy Statement Guidance is submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.
Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.

- . Prior to commencement of each building detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness.

[REDACTED]

From: [REDACTED] <[REDACTED]@danielwatney.co.uk>
Sent: 08 February 2022 13:13
To: [REDACTED] O'Sullivan; [REDACTED]
Cc: [REDACTED]
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Thanks [REDACTED]

If it would assist or speed things up in any way, we can ask our viability consultants to speak with your viability team. As [REDACTED] noted, the Council scrutinised the viability during the application and determined 17% was the maximum viable position.

Without sounding like a broken record, the 14th mayoral meeting is such a critical date for the scheme given the knock on effect with the Local Plan adoption and any delay meaning a return to Committee, so if a call between specialists would speed things up and assist, let us know.

Thanks

[REDACTED]
[REDACTED]
Senior Associate Partner - Planning

E: [REDACTED]@danielwatney.co.uk
M: [REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Tuesday, February 8, 2022 10:22 AM
To: [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] <[REDACTED]@southwark.gov.uk>
Cc: [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
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Thank you for the below.

As set out in the Stage 1, the site relies on a proportion of both public and private land, as such a blended approach has been applied to the threshold for fast track compliance. This threshold has been calculated to be 39.88% affordable housing. Accordingly, the revised offer is not fast track compliant and requires our review.

As before, I am doing all I can to hit the 14th and expect to do so but will be in a position to confirm later today.

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

From: [REDACTED] <[REDACTED]@danielwatney.co.uk>
Sent: 08 February 2022 10:15
To: [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
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For clarity, the affordable housing offer set out in the Committee Report and the final draft s106 is as follows:

- 73 homes (280 hab rooms) which equates to 35.4% by habitable room, at a tenure split of 72/28 social rented / intermediate. This is set out in Paragraph 236 of the Main Committee Report, or,
- If further grant is secured, the offer could increase to 77 homes (300 hab rooms) which equates to the 38% at the same tenure split.

Paragraph 252 of the Committee Report notes that the agreed position with regards to the maximum viable amount is 17%, however the s106 agreement secures a minimum of 35.4% regardless of any grant which may or may not be secured at a later date.

So at the very least, the proposed **guaranteed minimum affordable provision is 35.4%** which exceeds your fast track threshold and meets both Southwark's and your tenure requirements for FT.

Given this exceeds the threshold for fast track, does this require any further analysis or can the report be finalised on this basis for Monday?

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the additional grant is based on the difference between 17% to the proposed 38% provision.

I had emailed the GLA's Housing and Land team at the time and they confirmed that they hadn't received an application. The grant was not secured at the time of the application, which is why the two scenarios were included. Since it is the GLA who allocates the grant, you may wish to confirm this with your housing team.

Once complete, the stand and stadium would pass to the Council at nil/peppercorn for the freehold. Following such transfer and subject to the Council receiving the appropriate authority the Council (as landowner) will grant a long lease of the football site to DHFC at peppercorn rent. This is also set out in the officers report.

[REDACTED]

Team Leader | Planning Division

Chief Executive's Department | London Borough of Southwark

5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX

Tel: 020 [REDACTED] Email: [REDACTED]@southwark.gov.uk

www.southwark.gov.uk

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

Sent: Monday, February 7, 2022 10:58 PM

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

Cc: [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] <[REDACTED]@danielwatney.co.uk>

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Could you please confirm if the grant funding has already been agreed.

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From: [REDACTED] [REDACTED]

Sent: 03 February 2022 12:43

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[Email chain duplicates above]

[REDACTED]

From: [REDACTED]
Sent: 07 February 2022 15:22
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Sorry just to add this to the circular economy section:

Post-completion

Prior to the occupation [of any phase / building/ development], a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

[Email chain duplicates above]

[REDACTED]

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 04 February 2022 10:27
To: [REDACTED]
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]
I have checked and they are in there in the definitions. Please see below. Since this is going to be a tight timescale and possibly getting the decision very late, are you able to indicate any issues that might arise?

Thanks

"Off-Site Tree Contribution" means the sum of £37,800 (thirty seven thousand and eight hundred pounds) Index Linked to be paid by the Owner in accordance with paragraph 1.1 of Schedule 5 and used towards planting trees within the vicinity of the Site

"Sinking Fund Contribution" means the sum of £13,500 (thirteen thousand five hundred pounds) Index Linked to be paid by the Owner to the Council in accordance with paragraph 1.1 of Schedule 5 and to be used by DHFC towards Pitch replenishment works specifically the removal and replenishment of the rubber crumb on the Pitch every three years;

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Thursday, February 3, 2022 4:53 PM
To: [REDACTED] <[REDACTED]@southwark.gov.uk>
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]
I can see that an 'Off-Site Tree Contribution' and 'Sinking Fund Contribution' are secured in the s.106, the value of these contributions is not defined. Is there a reason for this?
Could you please let me know what the value is and whether the s.106 will need to be updated to reflect this.

Sincerely

[REDACTED]
[REDACTED]
Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
077 [REDACTED]
[london.gov.uk](mailto:[REDACTED]@london.gov.uk)

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

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 03 February 2022 11:42
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] <[REDACTED]@danielwatney.co.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]
As noted in my email, it would be preferable if it could go earlier.
Regards
[REDACTED]

From: <<
Sent: Thursday, February 3, 2022 11:37 AM
To: <<
<
Cc: <<
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)
Hi <>

has said that this could be achievable, if you could co-ordinate with each other and let me know what is realistically achievable that would be great.
I'm happy to be as flexible as possible and make sure we issue a timely decision.
Sincerely

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
077
london.gov.uk

From: <<
Sent: 03 February 2022 10:39
To: <<
<<
Cc: <<
<<
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Unfortunately the 21st meeting (if your decision were issued that day) will only give LB Southwark and the applicant 24 hours to execute the s106 and for LBS to issue the decision notice which is unachievable.
As far as I can see, only the 14th will work given the timescales.

Regards

<>
Partner - Planning

E: <danielwatney.co.uk>
M: <>

From: <<
Sent: 03 February 2022 10:24
To: <<
<<
Cc: <<
<<
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)
Hi <>

I have spoken with <> and discussed the possibility of either the 14th or 21st. I have been told that the 21st could work if we were able to issue the decision on the same day. I will discuss internally and come back to you today.
Sincerely

Principal Strategic Planner, Development Management

GREATER LONDON AUTHORITY
169 Union Street, London SE1 0LL
077
london.gov.uk

london.gov.uk

From: [REDACTED] <[REDACTED]@danielwatney.co.uk>

Sent: 03 February 2022 09:57

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

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

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

[REDACTED] /

Are you able to provide an update please on validation? Sorry to chase but as per the below timings are so crucial with regards to achieving the 14th Feb mayoral meeting.

Many thanks

[REDACTED]

Senior Associate Partner - Planning

E: [REDACTED]@danielwatney.co.uk

M: [REDACTED]

From: [REDACTED]

Sent: Wednesday, February 2, 2022 9:44 AM

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

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

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

[REDACTED]

Good morning, hope you're well – are you able to advise on the validation of Stage 2 and whether this is now confirmed?

Many thanks

[REDACTED]

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

Sent: Monday, January 31, 2022 1:35 PM

To: [REDACTED] <[REDACTED]@danielwatney.co.uk>

Cc: [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED] <[REDACTED]@meadowpartners.com>; [REDACTED] <[REDACTED]@meadowpartners.com>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Dear [REDACTED]

Thank you for your email outlining the programme you are currently working to with our colleagues at Southwark Council, and for your offer of a catch up meeting.

(cc'd) is case officer on our side and is currently in the process of reviewing the stage 2 documents provided against the requirements of the Mayor of London Order 2008. In line with the Order we will provide the stage 2 decision within 14-days of stage 2 referral validation.

At this time we do not envisage the need for a dedicated meeting, however, [REDACTED] will be in touch with the Council and the applicant team as necessary to ensure the timely progression of the stage 2 process.

Kind regards

Team Leader, Development Management

GREATERLONDONAUTHORITY

169 Union Street London SE1 0LL

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

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

From: [REDACTED] <[\[REDACTED\]@danielwatney.co.uk](mailto:[REDACTED]@danielwatney.co.uk)>

Sent: 31 January 2022 11:11

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

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

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

<[\[REDACTED\]@southwark.gov.uk](mailto:[REDACTED]@southwark.gov.uk)>; [REDACTED] <[\[REDACTED\]@danielwatney.co.uk](mailto:[REDACTED]@danielwatney.co.uk)>; [REDACTED]

[REDACTED] <[\[REDACTED\]@meadowpartners.com](mailto:[REDACTED]@meadowpartners.com)> <[\[REDACTED\]@meadowpartners.com](mailto:[REDACTED]@meadowpartners.com)>

Subject: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Dear [REDACTED]

We have been asked to act as agent on the Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867) for which the stage 2 pack has been sent to you with the aim of getting through the Mayoral meeting on the 14th February, in order for LB Southwark to issue a decision notice prior to the adoption of the New Southwark Plan on the 23rd February.

As you know the application scheme delivers significant public benefits including a London Plan compliant quantum of affordable housing (219 homes with 35.4% (by hab room) affordable at 70:30 split) as well as a new stadium facility for the Dulwich Hamlet Football Club to be handed over to LB Southwark on delivery.

In discussion with LBS officers we hoped to have a meeting with you to try and flush out any issues with the scheme that may need addressing to try and ensure a smooth reporting of the scheme to the meeting on the 14th and thereby meet LB Southwark's strict deadline.

Do you have any availability later today or tomorrow?

Kind regards

[REDACTED] - Partner

Planning

E: [REDACTED] <[\[REDACTED\]@danielwatney.co.uk](mailto:[REDACTED]@danielwatney.co.uk)>

M: [REDACTED]

Daniel Watney LLP

165 Fleet Street

London EC4A 2DW

www.danielwatney.co.uk

[REDACTED]

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 08 February 2022 08:30
To: [REDACTED]
Subject: RE: Network Rail Consultation: 19/AP/1867
Attachments: FW: Network Rail Consultation: 19/AP/1867

Hi [REDACTED]
Apologies, I hadn't realised I missed this one. Please find attached.

[REDACTED]
Team Leader | Planning Division
Chief Executive's Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 [REDACTED] Email: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Monday, February 7, 2022 11:42 PM
To: [REDACTED] <[REDACTED]@southwark.gov.uk>
Subject: RE: Network Rail Consultation: 19/AP/1867

Hi [REDACTED]
Could you please submit the consultation comment which followed this email or confirm whether one was submitted.
Sincerely
[REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
077 [REDACTED]
london.gov.uk
[REDACTED]@london.gov.uk

From: Brown, Philippa <Philippa.Brown@southwark.gov.uk>
Sent: 12 August 2019 17:03
To: [REDACTED] <[REDACTED]@southwark.gov.uk>
Subject: Network Rail Consultation: 19/AP/1867

Dear Sir/Madam
Thank you for consulting Network Rail regarding the redevelopment of Dulwich Hamlet Football Club. We are currently assessing the impact on the nearby railway stations and would like to ask for an extension to provide some formal comments.
Please could you confirm if this is accepted.
Kind regards
[REDACTED]

Town Planning Technician | Property
Network Rail
1 Eversholt St | London | NW1 2DN
[REDACTED]@networkrail.co.uk

[REDACTED]

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 24 September 2019 08:02
To: [REDACTED]
Subject: FW: Network Rail Consultation: 19/AP/1867

From: [REDACTED]@networkrail.co.uk]
Sent: Friday, August 30, 2019 11:47 AM
To: [REDACTED]
Cc: Town Planning SE
Subject: RE: Network Rail Consultation: 19/AP/1867

Dear [REDACTED],

Thank you for consulting Network Rail regarding the application 19/AP/1867 and apologies for the amount of time it has taken to provide you with our comments.

Following an internal consultation, I would like to inform you that Network Rail have no objections to this application.

Kind regards,

[REDACTED] e
Town Planning Technician | Property
Network Rail
1 Eversholt St | London | NW1 2DN

[REDACTED]@networkrail.co.uk
www.networkrail.co.uk/property

[REDACTED]

From: [REDACTED]
Sent: 07 February 2022 22:56
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]

We are currently working through the viability docs. As far as I am aware we had not been informed that the AH offer had changed and so are reviewing these docs as we speak.

I expect this to go on the 14th but its possible it might slide to the 21st. I am doing all I can to avoid this.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

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

london.gov.uk

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

From: [REDACTED] <[REDACTED]@danielwatney.co.uk>
Sent: 07 February 2022 17:02
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@danielwatney.co.uk>
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Sorry to chase [REDACTED] but just checking all fine your end with completing the report? Does it now go through internal review before the agenda for next Monday is confirmed, i.e. when will we know for sure?

[REDACTED]

[REDACTED]
Senior Associate Partner - Planning

E: [REDACTED]@danielwatney.co.uk
M: [REDACTED]

From: [REDACTED]
Sent: Monday, February 7, 2022 2:26 PM
To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]southwark.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]danielwatney.co.uk>
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]

As discussed, we're happy to proceed with the wording of the conditions are you proposed originally in the interest of finalising the report today.

I understand this is everything you need from our end to finalise the report to ensure it's on the agenda for the 14th Feb Mayoral meeting. Are you able to confirm by return that the report is finished and on the agenda at the end of the day?

From: [REDACTED] [REDACTED]
Sent: Monday, February 7, 2022 1:13 PM
To: [REDACTED] [REDACTED] <[REDACTED]london.gov.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]southwark.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]danielwatney.co.uk>
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

[REDACTED]

For completeness, other than the two queries below we are happy. Let us know your thoughts on the questions and we can finalise this afternoon.

From: [REDACTED] [REDACTED]
Sent: Monday, February 7, 2022 11:52 AM
To: [REDACTED] [REDACTED] <[REDACTED]london.gov.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]southwark.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]danielwatney.co.uk>
Subject: Re: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi [REDACTED]

On the Circular Economy Statement conditions, would the GLA accept these being split across the two phases (stadium and then residential?) in line the majority of other conditions on the draft decision.

Also on the obligations and Clause 1, could we vary the 'within 8 weeks of grant of planning' to prior to implementation?

[REDACTED]

On Feb 7, 2022, at 11:40 AM, [REDACTED] [REDACTED] <[REDACTED]london.gov.uk> wrote:

Hi all

My report needs to be finalised by the close of today to hit the 14th. Are you in a position to update me on the below?

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [REDACTED]

london.gov.uk

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

From: [REDACTED] [REDACTED]

Sent: 03 February 2022 12:43

To: [REDACTED] [REDACTED] <[REDACTED]danielwatney.co.uk>; [REDACTED] [REDACTED]
<[REDACTED]southwark.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]danielwatney.co.uk>

Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Hi all

Sorry just to add this to the circular economy section:

Post-completion

Prior to the occupation [of any phase / building/ development], a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at:

circulareconomystatements@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [REDACTED]

[Email chain duplicates above]

[REDACTED]

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 07 February 2022 12:40
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Dulwich Hamlet Stage 2

Hi [REDACTED]

I hereby summarise those design issues below.

The linear park was no wider than the current access roadway. It was inadequate in width and required substantial widening to help create a landscaped and accessible park that stretches from the road to the stadium that can also stand up to the usage on match days and other events. As presented at the time, it would function as a route rather than a park, and could not create the play and recreational space.

We asked the applicant to widen the linear to open up a clear view to the southern corner of the stadium from Abbotswood Road. This is important as it would signal the stadium entrance. Accordingly the footprints of the blocks had to be reduced in order to increase the width of the linear park.

There was also a concern over the narrow separation between some of the blocks.

The scale of the blocks across the development were proposed to be quite similar, and significantly taller than the general context. In order to attempt to mitigate the impact of this additional height, the upper floors of the blocks had to be reduced in scale by setting back the upper-most floors on all sides. This would create the opportunity for planted terraces for the top floor flats, better addressing the green and open character of the area. This would also help in longer views by reducing the dominance of the blocks in views across the MOL.

Regards

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Monday, February 7, 2022 11:41 AM
To: [REDACTED] <[REDACTED]@southwark.gov.uk>
Cc: [REDACTED] <[REDACTED]@SOUTHWARK.GOV.UK>
Subject: RE: Dulwich Hamlet Stage 2

Hi [REDACTED]

Our Viability Team will do what they can to provide comments in time to hit the 14th.

Could you please set out a very brief explanation of the design changes sought by the Council which resulted in the reduction of units on site.

Thank you in advance

Sincerely

[REDACTED]
[REDACTED]
Principal Strategic Planner, Development Management

GREATER LONDON AUTHORITY

169 Union Street, London SE1 0LL

077 [REDACTED]

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

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

From: [REDACTED]
Sent: 07 February 2022 09:54
To: [REDACTED] <[REDACTED]@southwark.gov.uk>
Cc: [REDACTED] <[REDACTED]@SOUTHWARK.GOV.UK>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Dulwich Hamlet Stage 2

Thanks for the above [REDACTED]

Unfortunately this has taken the 'Fast Track' offer reported at Stage 1 beneath the threshold and will require our Viability Team to review the docs. I will ask that they do this as an urgent priority but as I said this has the potential to delay the programme until the 21st. I will do all I can to avoid this and update you once I have a timeframe for this review.

Sincerely

[REDACTED]
[REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

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

Sent: 07 February 2022 09:49

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

Cc: [REDACTED] <[REDACTED]@SOUTHWARK.GOV.UK>

Subject: RE: Dulwich Hamlet Stage 2

Hi [REDACTED]

The figures were amended at a very late stage before committee, but the viability documents were published on our website before the day of the committee. This is the link to our portal.

<https://planning.southwark.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZV0JKBWR961>

I have also attached the documents here.

Unfortunately there was a drop by 2% to 38% as a result of overcoming officer concerns on design and thus required a reduction in units.

Regards

[REDACTED]

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

Sent: Monday, February 7, 2022 9:13 AM

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

Subject: Dulwich Hamlet Stage 2

Hi [REDACTED]

Working through the application documents, I can see the affordable housing offer was updated post Stage 1. I do not have any record of us being told this, could you please confirm if the updated viability docs were shared.

In the first instance could you please provide the updated viability assessment and your own independent review. I will ask our Viability Team to try and review this today and get me comments.

This has the potential to delay the item to the 21st but I will do all I can to hit the 14th.

Sincerely

[REDACTED]
[REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

NHS health information and advice about coronavirus can be found at nhs.uk/coronavirus

The GLA stands against racism. Black Lives Matter.

[REDACTED]

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 03 February 2022 09:31
To: [REDACTED]
Subject: RE: DHFC S106 plans

Hi [REDACTED]
Yes, that could work as long as there are no issues with the report.
Have you heard back from TfL?
Many thanks
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Wednesday, February 2, 2022 11:03 AM
To: [REDACTED] <[REDACTED]@southwark.gov.uk>
Subject: RE: DHFC S106 plans

Hi [REDACTED]
If we took it on the 21st I could ensure you get the decision on the 21st too. If you got the decision on the 21st could this work?

Sincerely

[REDACTED]
[REDACTED]
Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
077 [REDACTED]
london.gov.uk

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

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 02 February 2022 10:58
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@SOUTHWARK.GOV.UK>; [REDACTED]
<[REDACTED]@southwark.gov.uk>
Subject: Re: DHFC S106 plans

Hi [REDACTED]
I am on leave today but just checking emails.
Sorry, I think there must be some miscommunication. I thought you had said we get the Stage 2 decision on the 21st. If you're taking it on the 21st then this wouldn't allow us to issue the permission before 23rd. Could it go any sooner please?

Regards

[REDACTED]
Get [Outlook for iOS](#)

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Wednesday, February 2, 2022 9:59 am
To: [REDACTED]
Subject: RE: DHFC S106 plans

Thanks for the below [REDACTED] have you heard back regarding the possibility of taking this to the Mayor on 21st and whether this builds in sufficient time for you to issue before the new plan is published?

Sincerely

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

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

Sent: 31 January 2022 13:57

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

Subject: DHFC S106 plans

Hi [REDACTED]

Thank you for the call earlier.

I have the plans which is in the link below. Hope this works for you.

Kind regards

[REDACTED]

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

Sent: Thursday, January 27, 2022 9:53 PM

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

Subject: You've been sent large files

[REDACTED]

From: [REDACTED]
Sent: 31 January 2022 13:28
To: [REDACTED]
Subject: RE: Dulwich Hamlet

Hi [REDACTED] if there is a good number to get you on I will ring through now?

Sincerely

[REDACTED]

[REDACTED]

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

london.gov.uk

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

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 31 January 2022 12:46
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Dulwich Hamlet

Hi [REDACTED]

I can speak around 1.30-2pm?

Regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Monday, January 31, 2022 12:36 PM
To: [REDACTED] <[REDACTED]@southwark.gov.uk>
Subject: Dulwich Hamlet

Hi [REDACTED]

Thank you for sending over the docs Friday.

Are you free for a quick call on this at some point this afternoon?

Sincerely

[REDACTED]

[REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
077 [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] <[REDACTED]@southwark.gov.uk>
Sent: 31 January 2022 12:37
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: GLA Stage 2 referral - Dulwich Hamlet Football Club

Dear all,
I emailed the officer [REDACTED] last week and advised him that I cannot find the case on the GLA's portal. [REDACTED] advised that I could email him all the documents so this was done last Friday.
Regards
[REDACTED]

From: [REDACTED] <[REDACTED]@danielwatney.co.uk>
Sent: Monday, January 31, 2022 11:37 AM
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@southwark.gov.uk>
Cc: [REDACTED] <[REDACTED]@danielwatney.co.uk>
Subject: RE: GLA Stage 2 referral - Dulwich Hamlet Football Club

Thanks [REDACTED] – much appreciated.

We've advised the Council of this and have asked [REDACTED] to submit by the portal or planning support email -
@ [REDACTED] could you let [REDACTED] know if there are any issues your end and hopefully we can resolve to get the request validated today.

Many thanks
[REDACTED]

Senior Associate Partner - Planning

E: [REDACTED]@danielwatney.co.uk
M: [REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Monday, January 31, 2022 11:28 AM
To: [REDACTED] <[REDACTED]@danielwatney.co.uk>
Cc: [REDACTED] <[REDACTED]@danielwatney.co.uk>
Subject: RE: GLA Stage 2 referral - Dulwich Hamlet Football Club

Hi [REDACTED]
I hope you are well.
I have checked the portal and the inbox and can confirm we haven't received the stage 2 referral yet.
If they can't upload it to the portal they can send it to planningsupport@london.gov.uk

Kind regards,
[REDACTED]

From: [REDACTED] <[REDACTED]@danielwatney.co.uk>
Sent: 30 January 2022 20:21
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@danielwatney.co.uk>
Subject: GLA Stage 2 referral - Dulwich Hamlet Football Club

Hi [REDACTED]
I hope you're keeping well – we are advising on the Dulwich Hamlet FC redevelopment scheme in LB Southwark. I understand that Officers referred this to the GLA for Stage 2 on Friday, the Stage 1 reference was 2019/0083c/S1. I know we have had some issues in how Councils have referred applications (as you have helpfully unraveled for us every time!) so I just wanted to check that LB Southwark referred this correctly to the right email address and is able to be processed your end? Timescales are very tight on this so if there are any shortfalls, I can pick these up asap with the Council.
Many thanks



Senior Associate Partner - Planning

E: [REDACTED]@danielwatney.co.uk

M: [REDACTED]

Daniel Watney LLP

165 Fleet Street
London EC4A 2DW

www.danielwatney.co.uk

[REDACTED]

From: [REDACTED]
Sent: 31 January 2022 12:36
To: [REDACTED]
Subject: Dulwich Hamlet

Hi [REDACTED]

Thank you for sending over the docs Friday.

Are you free for a quick call on this at some point this afternoon?

Sincerely

[REDACTED]

[REDACTED]

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

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

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

[REDACTED]

From: [REDACTED]
Sent: 31 January 2022 13:35
To: [REDACTED]
Cc: [REDACTED] southwark.gov.uk; [REDACTED] southwark.gov.uk; [REDACTED]
[REDACTED] meadowpartners.com); [REDACTED]
Subject: RE: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Dear [REDACTED]

Thank you for your email outlining the programme you are currently working to with our colleagues at Southwark Council, and for your offer of a catch up meeting.

[REDACTED] (cc'd) is case officer on our side and is currently in the process of reviewing the stage 2 documents provided against the requirements of the Mayor of London Order 2008. In line with the Order we will provide the stage 2 decision within 14-days of stage 2 referral validation.

At this time we do not envisage the need for a dedicated meeting, however, [REDACTED] will be in touch with the Council and the applicant team as necessary to ensure the timely progression of the stage 2 process.

Kind regards

[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]@danielwatney.co.uk>
Sent: 31 January 2022 11:11
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] southwark.gov.uk;
[REDACTED] southwark.gov.uk; [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED]
<[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@danielwatney.co.uk>; [REDACTED]
[REDACTED] meadowpartners.com) <[REDACTED]@meadowpartners.com>
Subject: Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867)

Dear [REDACTED]

We have been asked to act as agent on the Dulwich Hamlet Football Club application (stage 1 ref: 2019/0083C/S1) (LPA ref: 19/AP/1867) for which the stage 2 pack has been sent to you with the aim of getting through the Mayoral meeting on the 14th February, in order for LB Southwark to issue a decision notice prior to the adoption of the New Southwark Plan on the 23rd February.

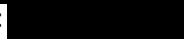
As you know the application scheme delivers significant public benefits including a London Plan compliant quantum of affordable housing (219 homes with 35.4% (by hab room) affordable at 70:30 split) as well as a new stadium facility for the Dulwich Hamlet Football Club to be handed over to LB Southwark on delivery.

In discussion with LBS officers we hoped to have a meeting with you to try and flush out any issues with the scheme that may need addressing to try and ensure a smooth reporting of the scheme to the meeting on the 14th and thereby meet LB Southwark's strict deadline.

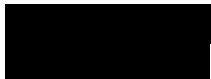
Do you have any availability later today or tomorrow?

Kind regards

  - Partner
Planning

E:  danielwatney.co.uk
M: 

Daniel Watney LLP
165 Fleet Street
London EC4A 2DW



[REDACTED]

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 31 January 2022 13:35
To: [REDACTED]
Subject: RE: Dulwich Hamlet

Hi,
Can you call me on [REDACTED]?

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Monday, January 31, 2022 1:28 PM
To: [REDACTED] <[REDACTED]@southwark.gov.uk>
Subject: RE: Dulwich Hamlet
Hi [REDACTED] if there is a good number to get you on I will ring through now?
Sincerely
[REDACTED]

Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
077 [REDACTED]
london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 31 January 2022 12:46
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Dulwich Hamlet
Hi [REDACTED]
I can speak around 1.30-2pm?
Regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Monday, January 31, 2022 12:36 PM
To: [REDACTED] <[REDACTED]@southwark.gov.uk>
Subject: Dulwich Hamlet
Hi [REDACTED]
Thank you for sending over the docs Friday.
Are you free for a quick call on this at some point this afternoon?
Sincerely
[REDACTED]
Principal Strategic Planner, Development Management
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
077 [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)

[REDACTED]

From: [REDACTED]
Sent: 31 January 2022 14:07
To: [REDACTED]
Subject: RE: DHFC S106 plans

Thank you for this, I will pass to TfL now and be back in touch later this afternoon with some draft conditions/any updates.

Sincerely

[REDACTED]

[REDACTED]

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

london.gov.uk

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

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 31 January 2022 13:57
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: DHFC S106 plans

Hi [REDACTED]

Thank you for the call earlier.

I have the plans which is in the link below. Hope this works for you.

Kind regards

[REDACTED]

From: [REDACTED] [mishcon.com](https://www.mishcon.com) <[REDACTED]@mishcon.com>
Sent: Thursday, January 27, 2022 9:53 PM
To: [REDACTED] <[REDACTED]@southwark.gov.uk>
Subject: You've been sent large files

[REDACTED]

From: [REDACTED]
Sent: 28 January 2022 17:12
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Dulwich Hamlet Stage 2

Hi [REDACTED]

Thanks for this. If you could email me the other docs that would be great. As I said as soon as we have them I will pass to our internal consultees to review asap.

Sincerely

[REDACTED]

[REDACTED]

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

london.gov.uk

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

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 28 January 2022 14:27
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@SOUTHWARK.GOV.UK>
Subject: RE: Dulwich Hamlet Stage 2

Hi [REDACTED]

Thank you for getting back to me.
I will send you the consultee comments via Wetransfer.

As for all the other documents, will you also be happy to receive this as an email or does it need to be via your portal?

Regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Friday, January 28, 2022 2:17 PM
To: [REDACTED] <[REDACTED]@southwark.gov.uk>
Cc: [REDACTED] <[REDACTED]@SOUTHWARK.GOV.UK>
Subject: RE: Dulwich Hamlet Stage 2

Hi [REDACTED]

Apologies for my delayed response on this. We would need copies of the reps but happy to receive these in whatever format works for you. Any kind of electronic transfer/merged pdf/multiple batches or any other alternative. I have circulated the docs to our internal consultees and once I have heard back we will be primed to get the referral 'live'.

If a call to speak through timeframes would be helpful I have good availability and would be happy to give you a ring at a time which works for you.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

169 Union Street, London SE1 0LL

077 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

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

Sent: 27 January 2022 09:54

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

Cc: [REDACTED] <[REDACTED]@SOUTHWARK.GOV.UK>

Subject: RE: Dulwich Hamlet Stage 2

Hi [REDACTED] Planning Support,

I wondered if you might confirm how I can send the consultation comments?

I have also been on your portal to upload Stage 2 documents but this case is not on there. I also tried looking in the Activity History.

Please could you set this up ASAP as we are keen to submit this.

Many thanks

Kind regards

[REDACTED]

From: [REDACTED] [REDACTED]

Sent: Tuesday, January 18, 2022 5:17 PM

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

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

Subject: RE: Dulwich Hamlet Stage 2

Hi [REDACTED]

Further to my previous email I just wanted to ask how you want to receive the consultation comments. I can send over the individual statutory consultation comments. However, I think there will be a problem with public comments. Public comments are mainly made via our website. We

have received over 3,000 comments so I am not sure how we can collate this for you. Would you accept a link to our website which would lead you to the public consultation comments?

I look forward to hearing from you.

Many thanks

Kind regards

[REDACTED]

From: [REDACTED]
Sent: Friday, January 14, 2022 12:27 PM
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Dulwich Hamlet Stage 2

Hi [REDACTED]

Hope you're well. I would just like to let you know that we will be sending over the Stage 2 package for the DHFC development within the next two weeks. I understand this needs to be done on the GLA's portal so this is just a heads up.

Kind regards

[REDACTED]

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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[REDACTED]

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 14 January 2022 12:27
To: [REDACTED]
Subject: Dulwich Hamlet Stage 2

Hi [REDACTED]
Hope you're well. I would just like to let you know that we will be sending over the Stage 2 package for the DHFC development within the next two weeks. I understand this needs to be done on the GLA's portal so this is just a heads up.
Kind regards
[REDACTED]

[REDACTED]

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 05 October 2021 11:14
To: [REDACTED]
Subject: Dulwich Hamlet 19AP1867 TfL bus contribution

Hi [REDACTED]
Hope you're well.

This application went to planning committee in July 2020 and a resolution was given to grant subject to completion of the s106 agreement and referral to the Mayor.

I just want to point out that following your Stage 1 comments from TfL, the applicant and the council had been negotiating on the bus contributions. An agreed contribution of £135,000 towards local bus services would be secured and this payment would be staggered over the 3 years from first occupation of any part of the development.

We are still in the process of negotiating on other matters of the s106 and I will refer for Stage 2 when it's ready.

Regards

[REDACTED]
Team Leader | Planning Division
Place and Wellbeing Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 [REDACTED] Email: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

[REDACTED]

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 01 February 2021 16:35
To: [REDACTED]
Subject: RE: gla/0083c - Dulwich Hamlet

Hi [REDACTED]
Sorry I was on leave last week. Are you free now?
Regards

[REDACTED]
Team Leader | Planning Division
Place and Wellbeing Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 [REDACTED] Email: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: Tuesday, January 26, 2021 9:01 PM
To: [REDACTED]
Subject: gla/0083c - Dulwich Hamlet

Hi [REDACTED]
I was just looking for an update on the above case. Would a quick call at some point tomorrow work just to touch base?

Sincerely

[REDACTED]
Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]
london.gov.uk

[REDACTED] london.gov.uk

NHS health information and advice about coronavirus can be found at nhs.uk/coronavirus

The Mayor and the GLA stand against racism. Black Lives Matter.

[REDACTED]

From: [REDACTED]
Sent: 26 January 2021 21:01
To: [REDACTED]
Subject: gla/0083c - Dulwich Hamlet

Hi [REDACTED]

I was just looking for an update on the above case. Would a quick call at some point tomorrow work just to touch base?

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

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

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

[REDACTED]

From: [REDACTED]
Sent: 20 November 2020 16:21
To: [REDACTED]
Subject: Dulwich Hamlet FC

Follow Up Flag: Follow up
Flag Status: Flagged

Hi [REDACTED]

Hope you are well and looking forward to the weekend!

I can see that WriteOn on the above re children's play space is still knocking around. I'm not suggesting we get drawn into detail on it, but it might be helpful to have an LP policy team view on the points raised. Could you see if you could get that 'consultation' underway?

Unhelpfully I'm not actually sure who is responsible for that area these days so you might need to make your own enquiries.

Thanks

[REDACTED]

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 16 October 2020 12:09
To: [REDACTED] | BOCCA Consulting Ltd
Cc: [REDACTED]
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Hi [REDACTED]
I am happy to meet. This went to planning committee back in July and was given resolution to grant. We are currently drafting the s106 agreement to a stage where we will refer it to the Mayor.
Regards
[REDACTED]

Team Leader | Planning Division
Place and Wellbeing Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 [REDACTED] Email: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

From: [REDACTED] [mailto:[REDACTED]@lichfields.uk]
Sent: Thursday, October 15, 2020 4:21 PM
To: [REDACTED]; [REDACTED] | BOCCA Consulting Ltd; [REDACTED]
Cc: [REDACTED]
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]
Importance: High

All
There seems to be some miscommunication going on here and as such causing a delay in getting this matter resolved and the Stage 2 review complete.

[REDACTED] – can I suggest we set up a Teams/Skype (which ever suits) meeting with your relevant colleague from the energy team, [REDACTED] from BOCCA with yourself, LBS ([REDACTED] Lichfields and Meadow present, so we can resolve this once and for all please?

Happy for you to come back with some dates in the first instance, I can then coordinate the remainder/get the meeting set up.

Regards

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

lichfields.uk

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 **Think of the environment. Please avoid printing this email unnecessarily.**

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 05 October 2020 11:07
To: [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>; [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@southwark.gov.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@meadowpartners.com>; [REDACTED] <[REDACTED]@boccaconsulting.com>
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]
CAUTION: This email originated from an external source.
Good afternoon [REDACTED]

Thank you for my email. It is my understanding that our team has reviewed the most recent iteration of the information you have been submitting. If you could let me know the date of your most recent response I can ensure the most up to date information has been reviewed.

Sincerely

[REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

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

From: [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>

Sent: 01 October 2020 17:36

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

Cc: [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>; [REDACTED] <[\[REDACTED\]@meadowpartners.com](mailto:[REDACTED]@meadowpartners.com)>; [REDACTED] <[\[REDACTED\]@boccaconsulting.com](mailto:[REDACTED]@boccaconsulting.com)>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

[REDACTED]

I'd be obliged if you reviewed all of the information we submitted to you – you have had all of this information before.

Best

[REDACTED]

Director

BOCCA
CONSULTING

info@boccaconsulting.com

Tel: 01708 [REDACTED]

Mobile: [REDACTED]

58 Deyncourt Gardens, Upminster, Essex, RM14 1DG

www.boccaconsulting.com

.....
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 Please consider the environment before printing this email.



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

Sent: 01 October 2020 17:33

To: [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>; [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>; [REDACTED] <[\[REDACTED\]@southwark.gov.uk](mailto:[REDACTED]@southwark.gov.uk)>

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

[REDACTED] <[REDACTED]@boccaconsulting.com>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Hi [REDACTED]

Please see our Energy Teams most recent feedback in orange below. If you could provide a response that would be greatly appreciated.

2. The applicant has used the GLA's Carbon Emission Reporting spreadsheet, which has been developed to allow the use of the updated SAP 10 emission factors alongside the SAP 2012 emission factors. However, the spreadsheet has not been received; it should be submitted as a spreadsheet and not a pdf. The link to the spreadsheet can be found here: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0>. This is encouraged to be submitted for review.

The applicant has submitted the GLA spreadsheet; this is welcomed. The applicant should review the spreadsheet and in particular ensure that their inputs result in matching figures in the Validation check columns (E & F). The applicant should resubmit the spreadsheet following the resolution of all other items.

The applicant has not responded to this item and it remains outstanding. They should also note that the Be Clean case should be identical to the Be Lean case for this submission.

The previous version of the spreadsheet has been submitted. However, this requires updating as previously advised above, ensuring matching figures in the Validation check columns (E & F)..

AND

5. The domestic element development is estimated to achieve a reduction of 38 tonnes per annum (20%) in regulated CO2 emissions compared to a 2013 Building Regulations compliant development. This is very higher than expected, and it is expected this will reduce; the applicant should ensure that a gas boiler baseline is used in the Be Lean case, and also assumptions that are demonstrably achievable and in line with the overheating analysis.

The applicant has not responded to this item which remains outstanding.

The applicant suggests they did use a gas-fired boiler as the "Be Lean" case, but that the "Be Lean" narrative does references heat pumps. They suggest they have moved the heat pumps into the "Be Green" section. They should ensure that the "Baseline" case is based on the Target Emissions Rate for the Be Lean case, rather than the Be Green case as it appears to be. The baseline emissions are significantly higher than expected. The applicant should ensure that a gas boiler baseline is used in the Be Lean case, and also assumptions that are demonstrably achievable and in line with the overheating analysis.

The applicant has not addressed this item. They should ensure that the "Baseline" case is based on the Target Emissions Rate for the Be Lean case, rather than the Be Green case as it appears to be. The baseline emissions are significantly higher than expected. The applicant should ensure that a gas boiler baseline is used in the Be Lean case with Be Lean DER sheet used to enter data in the spreadsheet, and the baseline case is taken from the Be Lean TER sheet. Also the assumptions used should be are demonstrably achievable and in line with the overheating analysis.

AND

6. The applicant should provide the 'be lean' DER and TER output sheets from the modelling software; these should only include energy efficiency measures, and they should be the DER rather than the SAP worksheets.

The applicant has not responded to this item which remains outstanding.

The applicant has provided DER and TER worksheets, but they should provide "Be Lean" versions which should only include energy efficiency measures (e.g. no heat pump) and also TER sheets based on the "Be Lean" e.g. with a gas boiler.

The applicant is required to address the London Plan energy hierarchy and to evidence the Be Lean stage they are required to submit the 'be lean' DER and TER output sheets.

The applicant has submitted GLA spreadsheet (now with validations matching) and be lean DER and TER output sheets, now accounting for a gas boiler baseline and other assumptions as per the overheating analysis. However, the Be Lean DER worksheets suggest individual gas boilers have been assumed, while communal gas boilers are required to be assumed at the Be Lean stage. They should provide updated Be Lean DER sheets, GLA spreadsheet and estimated CO2 emissions for the Be Lean stage.

This item is outstanding.

9. The applicant has provided the 'be lean' BRUKL sheets from the modelling software, however, there are two sheets provided for the stadium and the applicant should clarify which one is correct.

The applicant has not responded to this item which remains outstanding.

The applicant suggests they have re-engineered the services solution to the space to achieve the 15% improvement over Building Regulations. However, this does not appear to be referenced in the updated report, and they should confirm the updated measures and revise the reported CO2 emissions.

The applicant has pointed out the Be Lean BRUKL and Be Green BRUKL were both provided. It is assumed this references the original query. However, they are still required to provide an updated report, confirm the updated measures and revise the reported CO₂ emissions.

The submission of the GLA spreadsheet now confirms the reported CO₂ emissions. However, this suggests that no reduction in CO₂ emissions have been achieved for the Be Lean case. Either the yet unspecified re-engineered measures have not been included for this submission or they do not achieve any reduction over Building regulations from energy efficiency alone. The applicant should clearly state the re-engineered measures. They should confirm whether they are included in the GLA spreadsheet submission. They should consider further measures if necessary and demonstrate via a revised GLA spreadsheet that a 15% reduction in CO₂ emissions has been achieved through energy efficiency alone.

This item is outstanding.

12. The demand for cooling and the overheating risk will be minimised through low g-value glazing and balcony shading. The applicant should provide further information the percentage (%) of the glazing ratio over the façade.

The applicant has not responded to this item which remains outstanding.

The applicant suggests they will provide an update on this element. This should be submitted for review.

The applicant has not addressed this item. They should provide further information the percentage (%) of the glazing ratio over the façade.

The applicant has assessed the % glazing ration over the façade and this is confirmed at 31%. Nothing further required.

22. Indicative information on the network's operating temperatures (flow and return temperatures) should be submitted as well as detailed information on the anticipated distribution heat losses. The applicant should design the system in such a way that losses are minimised as far as possible.

The applicant has suggested that the Stadium and residential scheme have separate strategies in order to accommodate future separate ownership and management structures and they suggest that separate strategies is the most efficient and effective approach in this case. However, the applicant is required to provide a site-wide heat network served by a single energy centre and they should consider the economy of scale and load diversity benefit of having a centralised system. Indicative information on the network's operating temperatures (flow and return temperatures) should be submitted as well as detailed information on the anticipated distribution heat losses.

The applicant has confirmed the flow and return temperatures at 55/30. They have calculated distribution losses, however, they should also confirm the distribution loss factor and confirm whether this has been included for in the SAP calculations.

The applicant has suggested the distribution loss factor at peak demand would be 0.08 per cent and that this would round to 0% in the SAP calcs (i.e. 1.0). They also suggest that they have allowed in the ASHP modelling two per cent heat losses, so a pessimistic allowance was factored into the Seasonal COP calculation. The efforts to reduce the pipe heat loss are welcomed. However, the suggested 0.08% distribution loss is much lower than expected for the network temperatures proposed. It appears that only primary losses on pipe-work between blocks has been included, however, secondary losses on pipework within each block should also be included. A higher value than the SAP default of 1.05 is expected.

The applicant has suggested that pipework distribution losses have been included for within the blocks. The length runs within the table setting out the approach to Pipework Heat Losses includes the vertical and horizontal runs within the building. Nothing further required.

27. Centralised heat pumps are being proposed in the form of Air Source Heat Pumps. Further information on the heat pumps should be provided including:

The applicant has not responded to this item which remains outstanding.

The applicant has not meaningfully responded to this item which remains outstanding.

The applicant has responded to some of the items, as per the below.

e. An estimate of the expected heating costs to occupants, demonstrating that the costs have been minimised through energy efficient design. The applicant has estimated the heating fuel costs for occupants at £107 per flat p.a, which would reduce if the off-peak tariffs were used, especially for charging the thermal store for the morning peak DHW demand. They should also provide estimates of O&M, plant replacement and metering and billing costs.

The applicant has not responded to this item which remains outstanding.

28. 695m² of net PV area is being proposed. The applicant should confirm the kWh of annual renewable energy generation. A detailed roof layout should be provided demonstrating that the roof's potential for a PV installation has been maximised. The applicant is required to maximise the on-site savings from renewable energy technologies, regardless of the London Plan targets having been met, and therefore the PV proposals should be reviewed.

The applicant has not responded to this item which remains outstanding.

The applicant has provided roof layouts which suggest there is significantly more space available for PV. They should reconsider the potential for PV and provide a detailed roof layout demonstrating that the roof's potential for a PV installation has been maximised. The proposed kWp, net PV area, kWh of annual renewable energy generation should be provided. The applicant is required to maximise the on-site savings from renewable energy technologies, regardless of the London Plan targets having been met, and therefore the PV proposals should be reviewed.

The applicant has requested this is addressed by planning condition and suggested areas not being used as PV are to be used for amenity space and/or green roof or for plant/servicing. Where green roof is cited as a constraint to PV, they should consider the potential for biosolar roofs which can provide for both green roofs and PV. They should reconsider the potential for PV and provide a detailed roof layout demonstrating that the roof's potential for a PV installation has been maximised and with all constraints clearly labelled.

The applicant has provided a sketch setting out the available space for PV on the roofs, with circa 695m² is apportioned to the site, with 200m² for the stadium and the remaining 495m² shared across the roofs of the 6 residential blocks. They suggest the available area on the roofs of the residential blocks is circa 685m² into which the 410m² of PVs will be provided, allowing for access between the PV arrays for cleaning / maintenance and minimises over shading.

The sketch is welcomed and it appears PV has been maximised to the residential roof areas. A sketch should also be provided for the stadium roof demonstrating that PV has been maximised for the stadium roof. They should confirm the kWp, and kWh of annual renewable energy generation.

This item is outstanding.

29. When the other items are resolved, the applicant should confirm the on-site reduction of CO₂ per year in regulated emissions compared to a 2013 Building Regulations compliant development that is expected for the domestic buildings. Currently, a saving of 69% is reported.

AND

30. When the other items are resolved, the applicant should confirm the carbon dioxide savings meet the on-site target set within Policy 5.2 of the London Plan.

The applicant has not responded to this item which remains outstanding.

The applicant has not meaningfully responded to this item which should be addressed once other items have been resolved, and remains outstanding.

The applicant has requested this is addressed by planning condition. They are required to provide updated CO₂ emissions for the domestic element at the current stage, following the resolution of other items.

The applicant has provided the GLA spreadsheet. This requires updating as per other items.

This item is outstanding.

31. The domestic buildings are required to meet the zero carbon target as the application was received by the Major on or after the 1st October 2016. The applicant should therefore ensure that the remaining regulated CO₂ emissions are met through a contribution to the borough's offset fund.

AND

32. The applicant is required to confirm either the amount of funding that will be paid into the borough's carbon offset fund or that an agreement has been reached with the borough that the applicant will undertake a carbon reduction project off-site to meet the shortfall. In both cases evidence of correspondence with the borough confirming the approach should be provided.

The applicant has not responded to this item which remains outstanding.

The applicant has not meaningfully responded to this item which should be addressed once other items have been resolved, and remains outstanding.

Evidence of correspondence with the borough confirming the approach should be provided.

Nothing submitted. Evidence of correspondence with the borough confirming the approach should be provided.

This item is outstanding.

33. When the other items are resolved, the applicant should confirm the on-site reduction of CO₂ per year in regulated emissions compared to a 2013 Building Regulations compliant development that is expected for the non-domestic buildings. Currently, a saving of 66% is reported.

AND

34. When the other items are resolved, the applicant should confirm the carbon dioxide savings meet the on-site target set within Policy 5.2 of the London Plan.

The applicant has not responded to this item which remains outstanding.

The applicant has not meaningfully responded to this item which should be addressed once other items have been resolved, and remains outstanding.

The applicant has requested this is addressed by planning condition. They are required to provide updated CO2 emissions for the non-domestic element at the current stage, following the resolution of other items.

The applicant has provided the GLA spreadsheet. This requires updating as per other items.

This item is outstanding.

Sincerely

[Redacted Signature]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [Redacted]

london.gov.uk

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

From: [Redacted] | BOCCA Consulting Ltd <info@boccaconsulting.com>

Sent: 02 July 2020 16:11

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

Cc: [Redacted] <[\[Redacted\]@lichfields.uk](mailto:[Redacted]@lichfields.uk)>; [Redacted] <[\[Redacted\]@meadowpartners.com](mailto:[Redacted]@meadowpartners.com)>; [Redacted] <[\[Redacted\]@boccaconsulting.com](mailto:[Redacted]@boccaconsulting.com)>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Hi [Redacted] / [Redacted]

Following on from the issue of the additional information I have consolidated the update into a single document. I have not attached all the associated files as they are in the main calculation sheets.

best

[Redacted Signature]

Director

BOCCA
CONSULTING

info@boccaconsulting.com

Tel: 01708 [Redacted]

Mobile: [Redacted]

58 Deyncourt Gardens, Upminster, Essex, RM14 1DG

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

Sent: 30 June 2020 13:10

To: [Redacted] | BOCCA Consulting Ltd <info@boccaconsulting.com>; [Redacted] <[\[Redacted\]@lichfields.uk](mailto:[Redacted]@lichfields.uk)>; [Redacted] <[\[Redacted\]@southwark.gov.uk](mailto:[Redacted]@southwark.gov.uk)>

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

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Thank you for this [REDACTED]

I will pass this to our Environment Team to review and will return to you as soon as I hear back.

Sincerely

[REDACTED]
[REDACTED]
Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>

Sent: 30 June 2020 06:12

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

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

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Following the advice below please find attached the following:

1. Updated GLA Spreadsheet,
2. Be Lean DERs which include the baseline TERs,
3. Be Green SAPs.

This information provides answers to the final queries below. Apologises it took longer than promised – the furloughing at the supporting company we used originally has caused us problems. The upside however is that rerunning the calculations through our usual practice to provide the outstanding information has proved that the original baseline and savings are all in line.

Best

[REDACTED]
[REDACTED]
Director

BOCCA
CONSULTING

info@boccaconsulting.com

Tel: 01708 [REDACTED]

Mobile: [REDACTED]

58 Deyncourt Gardens, Upminster, Essex, RM14 1DG

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

Sent: 22 June 2020 12:28

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

Cc: [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>; [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@meadowpartners.com>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Importance: High

Afternoon [REDACTED]

See below response from BOCCA on outstanding energy matters. Unfortunately there has been some delay in dealing with some issues due to the fallout of the pandemic, but as [REDACTED] notes, to be addresses imminently.

[REDACTED] – as discussed last week and highlighted below, BOCCA have confirmed again, a Carbon Offset Payment is not anticipated (and to be confirmed once the updated table is complete).

Any immediate questions please respond to all in this email or feel free to call [REDACTED] [REDACTED] at BOCCA direct.

Thanks

.....

Responses as follows. Not all points are answered to conclusion as a result of furloughing (a consequent of CV19) our SAP and BRUK assessors are unable to respond to our queries at present. We have telephone calls logged along with VM left and emails sent for reference if needed. As we are not confident of a response we are however progressing the main items with another company of assessors (who we currently work with) who were appointed Friday morning (19th) to commence Monday (22nd) to allow us to conclude the items by Thursday latest (25th). Item 2 – The spreadsheet will be updated with the corrected be lean baseline information and issued 25th latest.

[REDACTED] [REDACTED] / **BOCCA Consulting Ltd** ATTACHED

Items 5 & 6 – Be Lean SAPs / TER worksheets are commencing 22nd to add to the spreadsheet as described in item 2 above. [REDACTED] [REDACTED] / **BOCCA Consulting Ltd** ATTACHED

Item 12 – Overheating Study is complete - The following glazing to wall ratios have been provided by the architects. An fuller spreadsheet is attached for reference (2787 – Glazing to Wall Ration 200612).

Block	N/NE/NW	E	S/SE/SW	W
A	20.8%	33.4%	27.9%	30.1%
B	22.4%	32.0%	24.3%	33.4%
C	20.0%	29.6%	26.1%	29.9%
D	10.2%	32.4%	31.4%	32.2%
E	17.6%	24.1%	28.4%	25.9%
F	19.0%	31.4%	22.8%	31.5%

Item 22 – As a point of clarification pipework distribution losses have been included for within the blocks. The length runs within the table setting out the approach to Pipework Heat Losses includes the vertical and horizontal runs within the building – these were needed for inclusion to inform the Overheating Assessments. We are happy to have further discussion on this to reinforce the detailed CIBSE model calculations already included within our report.

Item 28 – PV allowance – The available area for PV across the 6 residential blocks equals approximately 900m² (this is calculated from the architects roof plans, less a 1m wide access around the roof perimeters and a 9m² access area outside of the roof access point for loading / movement / aerial arrays). This affords us no additional space for PV over the allowance within our report of 695m² of PV. We've based this on an allowance for maintenance in between the panels (600mm per bank / array) and to minimise the derating of the adjacent panels through shading. We will prepare a drawing detailing the same for issue Thursday latest (25th). [REDACTED] [REDACTED] / **BOCCA Consulting**

Ltd ATTACHED – BCL079_P_SK005A

Item 29, 30, 31, 32, 33 and 34 – Following our inhouse reviews last week we do not anticipate a significant change from the 69% carbon saving and therefore do not anticipate a carbon offset payment. The updated spreadsheet will be issued as before. [REDACTED] / **BOCCA Consulting Ltd**] ATTACHED

I trust the above is clear. I will update you further Tuesday morning with an update on progression.

Best

[REDACTED]

Director

BOCCA
CONSULTING

info@boccaconsulting.com

Tel: 01708 [REDACTED]

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Planning Director

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lichfields.uk

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Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at The Minster Building, 21 Mincing Lane, London, EC3R 7AG.

 **Think of the environment. Please avoid printing this email unnecessarily.**

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

Sent: 02 June 2020 11:05

To: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>

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

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

CAUTION: This email originated from an external source.

Hi all

Here are the outstanding post stage 1 energy comments for 0083c Dulwich Hamlet Football Club, with our response to the recent submission in purple text. Quite a few more have been resolved. Ian our energy officer also spoke with [REDACTED] and ran through the comments, which was useful. Generally, we welcome your strategy, but need further details, in particular on PV potential. [REDACTED] if you could review the outstanding points and come back to us that would be great.

2. The applicant has used the GLA's Carbon Emission Reporting spreadsheet, which has been developed to allow the use of the updated SAP 10 emission factors alongside the SAP 2012 emission factors. However, the spreadsheet has not been received; it should be submitted as a spreadsheet and not a pdf. The link to the spreadsheet can be found here: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0>. This is encouraged to be submitted for review.

The applicant has submitted the GLA spreadsheet; this is welcomed. The applicant should review the spreadsheet and in particular ensure that their inputs result in matching figures in the Validation check columns (E & F). The applicant should resubmit the spreadsheet following the resolution of all other items.

The applicant has not responded to this item and it remains outstanding. They should also note that the Be Clean case should be identical to the Be Lean case for this submission.

The previous version of the spreadsheet has been submitted. However, this requires updating as previously advised above, ensuring matching figures in the Validation check columns (E & F)..

This item is outstanding.

5. The domestic element development is estimated to achieve a reduction of 38 tonnes per annum (20%) in regulated CO2 emissions compared to a 2013 Building Regulations compliant development. This is very higher than

expected, and it is expected this will reduce; the applicant should ensure that a gas boiler baseline is used in the Be Lean case, and also assumptions that are demonstrably achievable and in line with the overheating analysis.

The applicant has not responded to this item which remains outstanding.

The applicant suggests they did use a gas-fired boiler as the “Be Lean” case, but that the “Be Lean” narrative does references heat pumps. They suggest they have moved the heat pumps into the “Be Green” section. They should ensure that the “Baseline” case is based on the Target Emissions Rate for the Be Lean case, rather than the Be Green case as it appears to be. The baseline emissions are significantly higher than expected. The applicant should ensure that a gas boiler baseline is used in the Be Lean case, and also assumptions that are demonstrably achievable and in line with the overheating analysis.

The applicant has not addressed this item. They should ensure that the “Baseline” case is based on the Target Emissions Rate for the Be Lean case, rather than the Be Green case as it appears to be. The baseline emissions are significantly higher than expected. The applicant should ensure that a gas boiler baseline is used in the Be Lean case with Be Lean DER sheet used to enter data in the spreadsheet, and the baseline case is taken from the Be Lean TER sheet. Also the assumptions used should be are demonstrably achievable and in line with the overheating analysis.

This item remains outstanding.

6. The applicant should provide the ‘be lean’ DER and TER output sheets from the modelling software; these should only include energy efficiency measures, and they should be the DER rather than the SAP worksheets.

The applicant has not responded to this item which remains outstanding.

The applicant has provided DER and TER worksheets, but they should provide “Be Lean” versions which should only include energy efficiency measures (e.g. no heat pump) and also TER sheets based on the “Be Lean” e.g. with a gas boiler.

The applicant is required to address the London Plan energy hierarchy and to evidence the Be Lean stage they are required to submit the ‘be lean’ DER and TER output sheets.

This item is outstanding.

8. Based on the information provided, the non-domestic element of the proposed development does not appear to achieve any carbon savings from energy efficiency alone compared to a 2013 Building Regulations compliant development. The applicant should note that the new draft London Plan includes a target of a 15% improvement on 2013 Building Regulations from energy efficiency which applicants should aim towards. The applicant should therefore model additional energy efficiency measures and at a minimum commit to the development exceeding 2013 Building Regulations compliance through energy efficiency alone.

The applicant has not responded to this item which remains outstanding.

The applicant suggests they will provide a statement on the suitability of generic ACDs to this project. This should be submitted for review.

The applicant has provided a statement which confirms Accredited Construction Details will be used where possible, but will require the addition of bespoke details based on the principles of Accredited Construction Details for any detailing areas that are not covered by the Accredited Construction Details. They confirm the intended construction methodology is RC frame with steel infills and detailing will be based on the steel frame set. Bespoke details will include the party floors will consist of an RC floor slab with the air barrier wrapping around the end of the RC slab rather than the steel frame floor shown in the ACD, while floating floor and ceiling treatment from Robust Details will be used and the party walls will consist of steel infills in conjunction with RC columns. It is accepted that assuming ACDs at this stage is reasonable. Nothing further required.

9. The applicant has provided the ‘be lean’ BRUKL sheets from the modelling software, however, there are two sheets provided for the stadium and the applicant should clarify which one is correct.

The applicant has not responded to this item which remains outstanding.

The applicant suggests they have re-engineered the services solution to the space to achieve the 15% improvement over Building Regulations. However, this does not appear to be referenced in the updated report, and they should confirm the updated measures and revise the reported CO₂ emissions.

The applicant has pointed out the Be Lean BRUKL and Be Green BRUKL were both provided. It is assumed this references the original query. However, they are still required to provide an updated report, confirm the updated measures and revise the reported CO₂ emissions.

This item is outstanding.

12. The demand for cooling and the overheating risk will be minimised through low g-value glazing and balcony shading. The applicant should provide further information the percentage (%) of the glazing ratio over the façade.

The applicant has not responded to this item which remains outstanding.

The applicant suggests they will provide an update on this element. This should be submitted for review.

The applicant has not addressed this item. They should provide further information the percentage (%) of the glazing ratio over the façade.

This item remains outstanding.

14. A Dynamic Overheating Analysis has been undertaken to assess the overheating risk within the dwellings using the CIBSE TM59 methodology and the London Design Summer Year 1 (DSY1) weather file: 2020s, High emission, 50% percentile scenario. The applicant should also investigate the risk of overheating using the DSY 2 & 3 weather files. AND

15. The results show that the design proposals are anticipated to meet the CIBSE recommendations for comfort against DSY1, assuming natural ventilation i.e. occupants can open the windows, mechanical ventilation and that ceiling fans are provided to the bedrooms of ground floor units where restricted window opening is assumed. Therefore:

- The applicant should consider further passive design measures in line with Policy 5.9, to reduce the reliance on mechanical ventilation and ceiling fans and ensure all units pass the requirements with these features at a minimum.
- The applicant should confirm that ceiling fans will be provided in the base build.
- The applicant should confirm whether any blinds were assumed.

The applicant has not responded to this item which remains outstanding.

The applicant has suggested that the DSY2 and DSY3 weather files have now been included in their updated submission. The results presented show that the majority of spaces comply against DSY1, though there are a significant number of (relatively marginal) failures against DSY3. They have confirmed that ceiling fans will be provided to the units identified, and they have also confirmed that blinds were not assumed.

The applicant should also consider how occupants can further minimise the overheating risk during heatwaves, and they should commit to providing guidance to occupants on minimising the overheating risk in their dwellings in line with the cooling hierarchy.

The applicant has confirmed that they will be preparing an operational guide for the user/occupiers of each apartment, which will highlight measures to be taken in the future that would assist in future overheating during heatwaves (that does not need to be designed for now). They suggest this would be centred around keeping windows open during cooler evening / night periods, using the MVHR unit with the heat exchangers off, closing the windows / drawing curtains / blinds during the day. This is welcomed.

Nothing further required.

18. A Dynamic Overheating Analysis to assess the overheating risk should be carried out. This should follow the CIBSE TM52 methodology for the London Design Summer Year 1 (DSY1) weather file: 2020s, High emission, 50% percentile scenario. The applicant should also investigate the risk of overheating using the DSY 2 & 3 weather files.

The applicant has not responded to this item which remains outstanding.

The applicant has suggested this has been included in the updated report, however, it has not been located. This should be submitted.

The applicant has confirmed the mechanical ventilation system and it is accepted that Dynamic Overheating Analysis is not required in this case. Nothing further required.

21. The applicant should propose a site-wide heat network and confirm that all apartments and non-domestic building uses will be connected to the site-wide heat network. It appears that currently the residential and non-domestic elements are proposed to be served separately, which is not acceptable. A drawing showing the route of the heat network linking all buildings/uses on the site should be provided.

The applicant has suggested that the Stadium and residential scheme have separate strategies in order to accommodate future separate ownership and management structures and they suggest that separate strategies is the most efficient and effective approach in this case. However, the applicant is required to provide a site-wide heat network served by a single energy centre and they should consider the economy of scale and load diversity benefit of having a centralised system. A drawing showing the route of the heat network linking all buildings/uses on the site should be provided.

The applicant has provided drawings showing the route of the heat network linking all buildings/uses on the site and a site-wide network. They should justify the presence of the two energy centres on site.

The applicant has suggested it is not practical to have a single energy centre for buildings where the bulk is one load / use and the second smaller one another and that the plant centres for the residential and stadium uses do share a LTHW network where both sets of ASHPs feed in sharing benefit and loads. Nothing further required.

22. Indicative information on the network's operating temperatures (flow and return temperatures) should be submitted as well as detailed information on the anticipated distribution heat losses. The applicant should design the system in such a way that losses are minimised as far as possible.

The applicant has suggested that the Stadium and residential scheme have separate strategies in order to accommodate future separate ownership and management structures and they suggest that separate strategies is the most efficient and effective approach in this case. However, the applicant is required to provide a site-wide heat network served by a single energy centre and they should consider the economy of scale and load diversity benefit of having a centralised system. Indicative information on the network's operating temperatures (flow and return temperatures) should be submitted as well as detailed information on the anticipated distribution heat losses. The applicant has confirmed the flow and return temperatures at 55/30. They have calculated distribution losses, however, they should also confirm the distribution loss factor and confirm whether this has been included for in the SAP calculations.

The applicant has suggested the distribution loss factor at peak demand would be 0.08 per cent and that this would round to 0% in the SAP calcs (i.e. 1.0). They also suggest that they have allowed in the ASHP modelling two per cent heat losses, so a pessimistic allowance was factored into the Seasonal COP calculation. The efforts to reduce the pipe heat loss are welcomed. However, the suggested 0.08% distribution loss is much lower than expected for the network temperatures proposed. It appears that only primary losses on pipe-work between blocks has been included, however, secondary losses on pipework within each block should also be included. A higher value than the SAP default of 1.05 is expected.

This item is outstanding.

27. Centralised heat pumps are being proposed in the form of Air Source Heat Pumps. Further information on the heat pumps should be provided including:

The applicant has not responded to this item which remains outstanding.

The applicant has not meaningfully responded to this item which remains outstanding.

The applicant has responded to some of the items, as per the below.

a. The heat pump's total capacity (kWth). The applicant has confirmed they have proposed 16 ASHP, each with an output of 45 kW giving a total of 720 kW. This is to be confirmed during the design stage, however they have available plant space for 28 units (1,260 kW). Nothing further required.

b. 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. The ASHPs provide 2,420 MWh heating per year. There supplementary heating to top-up the kitchen sink, which is assumed to be minimal. Nothing further required.

c. 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). The applicant has suggested a SCOP of 3 is assumed, following discussions with the manufacturer. Nothing further required.

d. Manufacturer datasheets showing performance under test conditions for the specific source and sink temperatures of the proposed development and assumptions for hours spent under changing source temperatures. Whether any additional technology is required for hot water top up and how this has been incorporated into the energy modelling assumptions. The proposed units are the Mitsubishi CAVH-P500YA-HPB. An in-line electric water heater supplements the hot water at the kitchen sink (this enables the heat pump to be optimised around all other loads that don't need to be so hot). Nothing further required.

e. An estimate of the expected heating costs to occupants, demonstrating that the costs have been minimised through energy efficient design. The applicant has estimated the heating fuel costs for occupants at £107 per flat p.a, which would reduce if the off-peak tariffs were used, especially for charging the thermal store for the morning peak DHW demand. They should also provide estimates of O&M, plant replacement and metering and billing costs.

This item is outstanding.

f. 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 applicant has included a large plate heat exchanger with a 5K differential, enabling low flow temperatures but still able provide DHW as required. This is welcomed. Nothing further required.

g. A commitment to monitor the performance of the heat pump system post-construction to ensure it is achieving the expected performance approved during planning. (It is recommended that boroughs condition this).

The applicant has confirmed the ESCo will have a contractual requirement to monitor the heat pump system to ensure it is achieving the required performance. Nothing further required.

28. 695m² of net PV area is being proposed. The applicant should confirm the kWh of annual renewable energy generation. A detailed roof layout should be provided demonstrating that the roof's potential for a PV installation

has been maximised. The applicant is required to maximise the on-site savings from renewable energy technologies, regardless of the London Plan targets having been met, and therefore the PV proposals should be reviewed.

The applicant has not responded to this item which remains outstanding.

The applicant has provided roof layouts which suggest there is significantly more space available for PV. They should reconsider the potential for PV and provide a detailed roof layout demonstrating that the roof's potential for a PV installation has been maximised. The proposed kWp, net PV area, kWh of annual renewable energy generation should be provided. The applicant is required to maximise the on-site savings from renewable energy technologies, regardless of the London Plan targets having been met, and therefore the PV proposals should be reviewed.

The applicant has requested this is addressed by planning condition and suggested areas not being used as PV are to be used for amenity space and/or green roof or for plant/servicing. Where green roof is cited as a constraint to PV, they should consider the potential for biosolar roofs which can provide for both green roofs and PV. They should reconsider the potential for PV and provide a detailed roof layout demonstrating that the roof's potential for a PV installation has been maximised and with all constraints clearly labelled.

This item is outstanding.

29. When the other items are resolved, the applicant should confirm the on-site reduction of CO2 per year in regulated emissions compared to a 2013 Building Regulations compliant development that is expected for the domestic buildings. Currently, a saving of 69% is reported.

AND

30. When the other items are resolved, the applicant should confirm the carbon dioxide savings meet the on-site target set within Policy 5.2 of the London Plan.

The applicant has not responded to this item which remains outstanding.

The applicant has not meaningfully responded to this item which should be addressed once other items have been resolved, and remains outstanding.

The applicant has requested this is addressed by planning condition. They are required to provide updated CO2 emissions for the domestic element at the current stage, following the resolution of other items.

This item is outstanding.

31. The domestic buildings are required to meet the zero carbon target as the application was received by the Major on or after the 1st October 2016. The applicant should therefore ensure that the remaining regulated CO2 emissions are met through a contribution to the borough's offset fund.

AND

32. The applicant is required to confirm either the amount of funding that will be paid into the borough's carbon offset fund or that an agreement has been reached with the borough that the applicant will undertake a carbon reduction project off-site to meet the shortfall. In both cases evidence of correspondence with the borough confirming the approach should be provided.

The applicant has not responded to this item which remains outstanding.

The applicant has not meaningfully responded to this item which should be addressed once other items have been resolved, and remains outstanding.

Evidence of correspondence with the borough confirming the approach should be provided.

This item is outstanding.

33. When the other items are resolved, the applicant should confirm the on-site reduction of CO2 per year in regulated emissions compared to a 2013 Building Regulations compliant development that is expected for the non-domestic buildings. Currently, a saving of 66% is reported.

AND

34. When the other items are resolved, the applicant should confirm the carbon dioxide savings meet the on-site target set within Policy 5.2 of the London Plan.

The applicant has not responded to this item which remains outstanding.

The applicant has not meaningfully responded to this item which should be addressed once other items have been resolved, and remains outstanding.

The applicant has requested this is addressed by planning condition. They are required to provide updated CO2 emissions for the non-domestic element at the current stage, following the resolution of other items.

This item is outstanding.

Sincerely



Senior Strategic Planner, Development Management

GREATER LONDON AUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]
london.gov.uk

london.gov.uk

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

Sent: 26 May 2020 15:16

To: [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>; [REDACTED]

<[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@meadowpartners.com>; [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED]

([REDACTED]@meadowres.com) <[REDACTED]@meadowres.com>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Thanks [REDACTED]

[REDACTED] – appreciate it if you could chase on your side.

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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From: [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>

Sent: 26 May 2020 13:50

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

Cc: [REDACTED] <[REDACTED]@meadowpartners.com>; [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED]

([REDACTED]@meadowres.com) <[REDACTED]@meadowres.com>

Subject: Re: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

CAUTION: This email originated from an external source.

Hi [REDACTED]

I am not in the office this morning but as of first thing this morning we hadn't heard anything.

Regards

[REDACTED]
Director

BOCCA Consulting

Mob: 0044 [REDACTED]

Office: 0044 1708 [REDACTED]

www.boccaconsulting.com

Sent from my BlackBerry—the most secure mobile device—via the O2 Network

From: [REDACTED]@lichfields.uk

Sent: 26 May 2020 11:58

To: [REDACTED]@london.gov.uk; info@boccaconsulting.com

Cc: [REDACTED] meadowpartners.com; [REDACTED] southwark.gov.uk; [REDACTED] meadowres.com

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Morning [REDACTED]

Any update on this? Have your colleagues managed to speak to BOCCA direct?

Thanks

[REDACTED]
Planning Director

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

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

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From: [REDACTED]

Sent: 15 May 2020 10:42

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

Cc: [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>; [REDACTED] <[REDACTED]@meadowpartners.com>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Thanks [REDACTED]

Please note we are still targeting a June/July committee so some timeframe to work to.

Thanks

[REDACTED]
Planning Director

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

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

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 **Think of the environment. Please avoid printing this email unnecessarily.**

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

Sent: 15 May 2020 10:38

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

Cc: [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>; [REDACTED] <[REDACTED]@meadowpartners.com>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

CAUTION: This email originated from an external source.

Good morning all

[REDACTED] has informed me that the time pressure which existed with this case has eased with a revised committee programme. As [REDACTED] has mentioned, in instances where we have the time to resolve any extant issues that is always our first preference.

I have asked our Energy Team to review all of the submissions again with a view to distilling their comments. I have also asked that once this has been done a phone call might be the quickest way to communicate any requests for additional detail.

Once I have their feedback I'll be in touch to arrange a call with your side.

Sincerely

[REDACTED]

██████████
██████████

GREATER**LONDON**AUTHORITY
City Hall, The Queen's Walk, London SE1 2AA

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

Sent: 15 May 2020 10:34

Cc: [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>; [REDACTED]

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

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

lichfields.uk

Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at The Minster Building, 21 Mincing Lane, London, EC3R 7AG.



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

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

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Hi [REDACTED]

The suggested condition would be for the submission of a revised energy strategy and it is not typical of what we do. The revised energy strategy could potentially affect the carbon off set payment. In light of the objections regarding climate change etc I feel that it is useful to determine what the savings would be. This reduces any potential for the Members to defer the scheme.

Please let me know if they can contact [REDACTED]

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Place and Wellbeing Department | London Borough of Southwark

Tel: 020 [REDACTED] Email: [REDACTED] [\[REDACTED\]@southwark.gov.uk](mailto:[REDACTED]@southwark.gov.uk)

From: [REDACTED] [mailto:[REDACTED]@lichfields.uk]

To: [REDACTED] [REDACTED]

Subject: Re: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Great thanks [REDACTED]

If you could communicate any conditions required over to [REDACTED] ASAP for her report to committee that would be much appreciated

Regards
[REDACTED]

Sent from my iPhone

On 12 May 2020, at 20:34, [REDACTED] <[REDACTED]@london.gov.uk> wrote:

CAUTION: This email originated from an external source.

Good afternoon all

I am happy that these issues have been resolved subject condition/obligation where appropriate

Sincerely

[REDACTED]
[REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

[020 7983 \[REDACTED\]](tel:0207983[REDACTED])

london.gov.uk

[REDACTED] london.gov.uk

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

Sent: 12 May 2020 11:13

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>

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

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Morning [REDACTED]

Do you have any further comments or can we agree now resolved/subject to conditions?

Thanks

[REDACTED]
[REDACTED]

Planning Director

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

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

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