

Jonathan Aubrey

From: Jonathan Aubrey
Sent: 05 November 2014 16:08
To: 'Hall, Sarah L (UK - London)'
Subject: RE: D&P3477/Leegate Shopping Centre/ - Pre-app meeting response letter

Sarah,

Apologies, you will receive the updated report of Friday 7 November 2014.

I have had two Stage 2s to The Mayor this week.

Regards,

Jonathan

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

From: Hall, Sarah L (UK - London) [mailto: [REDACTED]@deloitte.co.uk]

Sent: 05 November 2014 14:21

To: Jonathan Aubrey; [REDACTED]

Cc: Killian Morris [REDACTED]@stmodwen.co.uk; [REDACTED]@stmodwen.co.uk; Colin Darby [REDACTED]@stmodwen.co.uk;

[REDACTED] (UK - London); [REDACTED] (UK - London); [REDACTED] (UK - London)

Subject: RE: D&P3477/Leegate Shopping Centre/ - Pre-app meeting response letter

Jonathan,

Following my email on the 3 November, do you now have everything you need to update and amend the GLA response?

I'd be very grateful if you could confirm when we are likely to receive your response.

Many thanks.

Kind regards

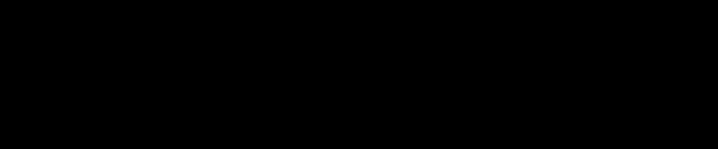
Sarah Hall

Planner

Deloitte Real Estate

Athene Place, 6th Floor,

66 Shoe Lane, London, EC4A 3BO, UK



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

From: Hall, Sarah L (UK - London)

Sent: 03 November 2014 16:52

To: 'Jonathan Aubrey'; [REDACTED]

Cc: Killian Morris ([REDACTED]@stmodwen.co.uk); [REDACTED]@stmodwen.co.uk); Colin Darby ([REDACTED]@stmodwen.co.uk);

[REDACTED] (UK - London); [REDACTED] (UK - London)

Subject: FW: D&P3477/Leegate Shopping Centre/ - Pre-app meeting response letter

Jonathan,

Please see Maccreanor Lavington's email below which was previously sent to you on the 24 October. Please also see attached retail floorspace figures taken from the draft DAS.

Please let me know if you need any further information.

Kind regards

Sarah Hall

Planner

Deloitte Real Estate

Athene Place, 6th Floor,

66 Shoe Lane, London, EC4A 3BQ, UK

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

From: Ken Thompson

Sent: 24 October 2014 17:22

To: Hall, Sarah L (UK - London); Jonathan Aubrey; [REDACTED]

Cc: Killian Morris [REDACTED]@stmodwen.co.uk ([REDACTED]@stmodwen.co.uk); Colin Darby [REDACTED]@stmodwen.co.uk); [REDACTED] (UK - London); Dennis-Jones, Joanne (UK - London); [REDACTED] (UK - London); [REDACTED]@ml-architects.com; 344 project

Subject: RE: D&P3477/Leegate Shopping Centre/ - Pre-app meeting response letter

Jonathan / All,

The current proposal comprises:

229no. residential units total

80no. 1 bed units (34.9%)

128no. 2 bed units (55.9%)

21no. 3 bed units (9.2%)

Of the 21no. 3 bed units, 12no. are townhouses, 1no. is an affordable rented 3 bed wheelchair unit, the remainder are private apartments.

The 13no. affordable rented 3 bed (family) units equate to 53% of the tenure by habitable room.

Best regards,

Ken Thompson

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<https://www.mailcontrol.com/sr/28dPsw!dlcbGX2PQPOMvUn0PzDqJDjTixvEpBT!sZfD9NdhAR!uBIndIV5v8cA2Cd9IL4khTbOKW4Hi4JZPuPA==> to report this email as spam.

Jonathan Aubrey

From: Jonathan Aubrey
Sent: 03 November 2014 16:33
To: 'Hall, Sarah L (UK - London)'; [REDACTED]
Cc: Killian Morris ([REDACTED]@stmodwen.co.uk) ([REDACTED]@stmodwen.co.uk); Colin Darby ([REDACTED]@stmodwen.co.uk); [REDACTED] (UK - London); [REDACTED] (UK - London)
Subject: RE: D&P3477/Leegate Shopping Centre/ - Pre-app meeting response letter

Sarah,

As per my e-mail, when you send through the floorspace figures and other information.

Kind Regards,

Jonathan

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

From: Hall, Sarah L (UK - London) [mailto:[REDACTED]@deloitte.co.uk]
Sent: 03 November 2014 16:32
To: Jonathan Aubrey; [REDACTED]
Cc: Killian Morris ([REDACTED]@stmodwen.co.uk) ([REDACTED]@stmodwen.co.uk); Colin Darby ([REDACTED]@stmodwen.co.uk); [REDACTED] (UK - London); [REDACTED] (UK - London)
Subject: RE: D&P3477/Leegate Shopping Centre/ - Pre-app meeting response letter

Jonathan,

Thank you for your email last week.

Please can you confirm when we are likely to receive an updated pre-application response from the GLA.

Many thanks.

Kind regards

Sarah Hall
Planner
Deloitte Real Estate
Athene Place, 6th Floor,
66 Shoe Lane, London, EC4A 3BQ, UK

[REDACTED]
[REDACTED]@deloitte.co.uk

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

From: Jonathan Aubrey [<mailto:Jonathan.Aubrey@london.gov.uk>]

Sent: 28 October 2014 10:03

To: Hall, Sarah L (UK - London); [REDACTED]

Cc: Killian Morris ([REDACTED]@stmodwen.co.uk) ([REDACTED]@stmodwen.co.uk); Colin Darby ([REDACTED]@stmodwen.co.uk); [REDACTED] (UK - London); Dennis-Jones, Joanne (UK - London); [REDACTED]

[REDACTED]@maccreanorlavington.com'; [REDACTED]@ml-architects.com

Subject: RE: D&P3477/Leegate Shopping Centre/ - Pre-app meeting response letter

Importance: High

Sarah,

I worked up the figures that were provided in the information sent to the GLA and made my own assessment of others. In some cases the agent's hold back figures for commercial reasons, the report can only be based on what is provided. Can you ensure in future pe-app briefing material that all floorspace figures are clearly defined.

I have no problem with amending the report.

Kind Regards,

Jonathan

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

From: Hall, Sarah L (UK - London) [[\[REDACTED\]@deloitte.co.uk](mailto:[REDACTED]@deloitte.co.uk)]

Sent: 24 October 2014 15:33

To: Jonathan Aubrey; [REDACTED]

Cc: Killian Morris ([REDACTED]@stmodwen.co.uk) ([REDACTED]@stmodwen.co.uk); Colin Darby ([REDACTED]@stmodwen.co.uk); [REDACTED] (UK - London); Dennis-Jones, Joanne (UK - London); [REDACTED]

[REDACTED]@maccreanorlavington.com'; [REDACTED]@ml-architects.com

Subject: D&P3477/Leegate Shopping Centre/ - Pre-app meeting response letter

Jonathan,

Thank you for sending through the GLA pre-application response in respect of the redevelopment of Leegate Shopping Centre.

We have noticed that your response make some incorrect references to the proposed development, particularly in terms of the size and tenure of residential units.

Maccleanor Lavington Architects will be writing to you shortly to confirm the correct figures etc. Following this, I'd be grateful if you could send an amended pre-application response confirming any incorrect statements previously made. Our deadline for submission of the application is the 28 November so please could we have your response prior to this date.

I am on leave next week (returning 3 November), so please liaise directly with my colleagues [REDACTED] and [REDACTED] in my absence.

Many thanks

Kind regards

Sarah Hall
Planner
Deloitte Real Estate
Athene Place, 6th Floor,
66 Shoe Lane, London, EC4A 3BQ, UK

[REDACTED]@pitterealestate.co.uk

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Jonathan Aubrey

From: Jonathan Aubrey
Sent: 28 October 2014 10:03
To: 'Hall, Sarah L (UK - London)'; [REDACTED]
Cc: Killian Morris ([REDACTED]@stmodwen.co.uk); [REDACTED]@stmodwen.co.uk; Colin Darby ([REDACTED]@stmodwen.co.uk); Dennis-Jones, Joanne (UK - London); [REDACTED] (UK - London); [REDACTED]@maccreanorlavington.com'; [REDACTED]@ml-architects.com
Subject: RE: D&P3477/Leegate Shopping Centre/ - Pre-app meeting response letter
Importance: High

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Kind Regards,

Jonathan

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From: Hall, Sarah L (UK - London) [REDACTED]@deloitte.co.uk]
Sent: 24 October 2014 15:33
To: Jonathan Aubrey; [REDACTED]
Cc: Killian Morris ([REDACTED]@stmodwen.co.uk); [REDACTED]@stmodwen.co.uk; Colin Darby ([REDACTED]@stmodwen.co.uk); [REDACTED] (UK - London); Dennis-Jones, Joanne (UK - London); [REDACTED]@maccreanorlavington.com'; [REDACTED]@ml-architects.com
Subject: D&P3477/Leegate Shopping Centre/ - Pre-app meeting response letter

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I am on leave next week (returning 3 November), so please liaise directly with my colleagues [REDACTED] and [REDACTED] in my absence.

Many thanks

Kind regards

Sarah Hall
Planner
Deloitte Real Estate
Athene Place, 6th Floor,
66 Shoe Lane, London, EC4A 3BQ, UK



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

From: Jonathan Aubrey [<mailto:Jonathan.Aubrey@london.gov.uk>]
Sent: 15 October 2014 09:34
To: Hall, Sarah L (UK - London)
Subject: FW: D&P3477/Leegate Shopping Centre/ - Pre-app meeting response letter
Importance: High

Sarah,

Please find attached a copy of pre-app report. This should have also been sent by GLA admin.

Kind Regards

Jonathan

From: [REDACTED]
Sent: Monday, October 13, 2014 6:12 PM
To: [REDACTED]@tfl.gov.uk; [REDACTED]@deloitte.co.uk
Cc: [REDACTED] Jonathan Aubrey; [REDACTED]@tfl.gov.uk; 'Crane Anne'
[REDACTED]@tfl.gov.uk; 'Tim Neale' [REDACTED]@tfl.gov.uk
Subject: D&P3477/Leegate Shopping Centre/ - Pre-app meeting response letter

Dear all

Please find attached copy of Pre-application meeting response letter relating to the above site in the London Borough of Lewisham.

Regards

[REDACTED] Business Support Officer | Development, Enterprise & Environment GREATERLONDONAUTHORITY |
City Hall | The Queens Walk | London | SE1 2AA
[REDACTED]

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Jonathan Aubrey

From: Jonathan Aubrey
Sent: 15 October 2014 09:34
To: [REDACTED]@deloitte.co.uk
Subject: FW: D&P3477/Leegate Shopping Centre/ - Pre-app meeting response letter
Attachments: 3477.pdf

Importance: High

Sarah,

Please find attached a copy of pre-app report. This should have also been sent by GLA admin.

Kind Regards

Jonathan

From: [REDACTED]
Sent: Monday, October 13, 2014 6:12 PM
To: [REDACTED]@tfl.gov.uk; [REDACTED]@deloitte.co.uk
Cc: [REDACTED] Planning; [REDACTED] Jonathan Aubrey; [REDACTED]@tfl.gov.uk; 'Crane Anne' [REDACTED]@tfl.gov.uk; 'Tim Neale' ([REDACTED]@tfl.gov.uk)
Subject: D&P3477/Leegate Shopping Centre/ - Pre-app meeting response letter

Dear all

Please find attached copy of Pre-application meeting response letter relating to the above site in the London Borough of Lewisham.

Regards

[REDACTED] | Business Support Officer | Development, Enterprise & Environment
GREATERLONDONAUTHORITY | City Hall | The Queens Walk | London | SE1 2AA
[REDACTED]

Jonathan Aubrey

From: Jonathan Aubrey
Sent: 24 September 2014 14:17
To: 'Gielen Tristan'
Subject: RE: GLA pre application meeting- Tfl comments-Leegate

Thanks Tristan

From: [REDACTED]@tfl.gov.uk]
Sent: 24 September 2014 13:50
To: Jonathan Aubrey
Subject: GLA pre application meeting- Tfl comments-Leegate

Dear Jonathon

Transport for London (TfL) attended a GLA pre application meeting relating to this proposal on 23 September 2014. The comments below are only intended to be a summary of TfL's view of this proposal. TfL will review the Transport Assessment when an application is submitted to council for approval. To assist in the development of the TA, TfL's 'Transport Assessment Best Practice Guidance' document is found on our website at the following links:
<http://www.tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guidance>
<http://www.tfl.gov.uk/cdn/static/cms/documents/example-high-level-transport-assessment-structure.pdf>.

TfL has previously indicated its requirements to the developer in its pre application advice letter dated 16 July 2014. This letter covers matters relating to walking, cycling, public transport, the Transport for London Road Network (TLRN), and parking. In summary, TfL expects that cycle parking, electric vehicle charging points (ECVPs), disabled parking, and car parking will accord with London Plan standards. A PERS audit and wayfinding strategy should form part of the TA. TfL expects a financial contribution towards Legible London Signage and the installation of new bus stops in the vicinity of the subject site. With respect to the access arrangements along Burnt Ash Road, TfL is currently reviewing this with a view to ensuring that the TLRN is not adversely affected.

It is anticipated that the TA will also address the effect of this development on the operation of buses. A financial contribution for capacity enhancements may also be required.

I trust this provides an adequate summary of TfL's comments relating to this application.

Please contact me if you have any queries.

Tristan Gielen | Planner | Borough Planning TfL Planning, Transport for London

[REDACTED] Name@tfl.gov.uk>

For more information on the work of the TfL Borough Planning team, including TfL's Transport Assessment Best Practice Guidance, new Travel Planning Guidance and pre-application advice please visit <http://www.tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guidance>.

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Jonathan Aubrey

From: Jonathan Aubrey
Sent: 24 September 2014 13:05
To: 'Wallace, Monique'
Cc: Barnes, Gemma
Subject: RE: Leegate shopping Centre proposals

Hi Monique,

Thanks for sending through all this information, I will be writing up the pre-app report over the next ten days and this will substantially aid this process.

I will send you a copy once the report is complete and discuss content.

Kind Regards

Jonathan

From: Wallace, Monique [<mailto:Monique.Wallace@lewisham.gov.uk>]
Sent: 24 September 2014 12:58
To: Jonathan Aubrey
Cc: Barnes, Gemma
Subject: Leegate shopping Centre proposals

Good afternoon Jonathan,

It was an absolute pleasure to meet you at yesterday's meeting and I look forward to working with you on the proposals as they progress.

As agreed, please find attached a copy of the Mid Point Review letter that was sent to the applicant at the end of July to advise them of the progress (or otherwise) of the PPA negotiations.

Please also find attached our comments to the applicant in the last week in respect of their latest design, scale and massing proposals and 2 further attachments providing comment on their public realm/landscaping and highways proposals.

I think that it's also prudent to mention that the Leegate proposals have been to the Council's independent CABE endorsed Design Review Panel twice previously, and will be going again this afternoon to present their latest iterations of the scheme.

You were not copied into the email from TfL this morning, but they have confirmed that they would not support the proposition of a signalised junction or crossing along Burnt Ash Road due to the impact to the Tiger's Head junction (The cross roads of Lee High Road, Eltham Road, Burnt Ash Road and Lee Road).

Should you wish to discuss anything in this email, please feel free to give me a ring.

Kind regards,

Monique Wallace
Planning Officer, North Team
Planning Service, London Borough of Lewisham
3rd Floor, Laurence House, 1 Cafford Road
London SE6 4RU

Jonathan Aubrey

From: Jonathan Aubrey
Sent: 23 September 2014 16:31
To: Georgia Franco
Subject: RE: 3477 - Leegate Shopping Centre pre-app energy comments

Thanks Georgia

From: Georgia Franco
Sent: 23 September 2014 15:52
To: Jonathan Aubrey
Cc: [REDACTED]
Subject: 3477 - Leegate Shopping Centre pre-app energy comments

Hi Jonathan,

Please find below comments for today's pre-app:

- The applicant has acknowledged that that from 6 April 2014 the Mayor applies the 35% carbon reduction target beyond Part L 2013 of the Building Regulations as set out in the revised energy assessment guidance available on the GLA website.
- Updated energy assessment planning guidance is available on the GLA website. This provides further information on the revised targets to take into account the new Part L 2013 of the Building Regulations. It also provides details on the information that should be submitted within the energy statement to be submitted at stage 1. See link <http://www.london.gov.uk/priorities/planning/strategic-planning-applications/preplanning-application-meeting-service/energy-planning-gla-guidance-on-preparing-energy-assessments> (please note that the Guidance document will be updated in the autumn 2014, the most up to date version should be applied when submitting the stage 1 application).
- The applicant should commit to meeting Part L 2013 by efficiency measures alone. Evidence of how it is proposed that this will be achieved should be provided in the form of sample modelling outputs (e.g. DER, TER and BRUKL sheets including efficiency measures alone).
- Evidence should be provided on how the demand for cooling will be minimised through passive design in line with policy 5.9.
- The applicant has investigated opportunities for connection to nearby district heating networks and found that there are none. The applicant has committed to providing a site wide heating network suitable for connection to wider district networks now or in the future.
- The site should be served by a single energy centre.
- A plan showing the size and proposed location of the energy centre should be provided
- The applicant is proposing to use CHP to serve the space heating and domestic hot water for the residential and the domestic hot water for the retail. Air source heat pumps are proposed to provide the space heating and cooling for the retail. A feasibility assessment of the CHP system should be included in the stage 1 application including details on the management and electricity sales arrangements for the system. If CHP is still proposed it should be optimised by maximising the demand it is serving so the system should be designed to also meet the space heating demand of the retail units.
- If solar technologies are proposed, a plan showing the proposed location of the installation should be provided

Let me know if you have any questions.

Kind regards,
Georgia

Jonathan Aubrey

From: Jonathan Aubrey
Sent: 22 September 2014 10:52
To: 'Dennis-Jones, Joanne (UK - London)'
Subject: RE: Meeting with GLA - Stage 1 - Tuesday 23 September - Leegate St Modwens

Hi Joanne,

Apologies I have been away last week. Thanks for the list of attendees it saves me chasing –up (which often happens).

I will put together agenda asap today.

Regards,

Jonathan

From: Dennis-Jones, Joanne (UK - London) [mailto: [REDACTED]@deloitte.co.uk]
Sent: 18 September 2014 17:40
To: Jonathan Aubrey
Cc: Hall, Sarah L (UK - London)
Subject: Meeting with GLA - Stage 1 - Tuesday 23 September - Leegate St Modwens

Dear Jonathan,

Further to my voice messages and email below. I seek to confirm attendees from both sides:

The GLA has confirmed attendees as:

- Jonathan Aubrey (Case Officer)
- Lyndon Fothergill (Principle Officer)
- [REDACTED] (Design Officer)
- Tristan Gielen (TfL)
- A GLA Officer from their energy team (Officer TBC) – can you update on the officer?

Applicant side attendees to be:

- Killian Morris and Colin Darby – St Modwen
- Ken Thompson and Richard Lavington – Maccreeanor Lavington
- Mark Fitch - Jacobs
- Sushil Pathak – Cudd Bentley
- Jo Dennis-Jones and Sarah Hall – Deloitte
- Gemma Barnes and Monique Wallace – LBL

Our architects will present the latest scheme design at the meeting and I assume there will be a Q&A. I'm on leave tomorrow so have asked my colleague, Sarah, to call you to confirm details, agenda and logistics.

Kind regards and look forward to meeting you.
Jo.

Please note: [REDACTED]

Joanne Dennis-Jones

Jonathan Aubrey

From: Jonathan Aubrey
Sent: 22 September 2014 10:38
To: [REDACTED]
Cc: Georgia Franco
Subject: RE: 3477 - Leegate Shopping Centre pre-app

Hi [REDACTED] Georgia,

Can you come through about c3:20pm, give us time for design and retail discussion to be concluded.

I have phoned the agent and they are chasing up the draft energy strategy (the agent appears to be learning the ropes and bit lost!!).

Apologies for delay, I have been off and am playing catch-up

Jonathan

From: [REDACTED]
Sent: 22 September 2014 08:33
To: Jonathan Aubrey
Subject: 3477 - Leegate Shopping Centre pre-app

Hi Jonathan,

Georgia will be attending the pre-app tomorrow – what time do you think you'll get onto energy?

Thanks,

[REDACTED]

[REDACTED] | Senior Policy and Programme Officer | Environment Team (Waste and Energy)
GREATERLONDONAUTHORITY
City Hall | The Queen's Walk | London | SE1 2AA



Jonathan Aubrey

From: Jonathan Aubrey
Sent: 22 September 2014 10:28
To: 'Hall, Sarah L (UK - London)'
Cc: Dennis-Jones, Joanne (UK - London); [REDACTED]
Subject: RE: Meeting with GLA - Stage 1 - Tuesday 23 September - Leegate St Modwens
Importance: High

Hi Sarah,

[REDACTED] will be able to make arrangement for your presentation needs (cc'd).

I will get the agenda to you ASAP today.

Kind Regards

Jonathan

From: Hall, Sarah L (UK - London) [mailto:[REDACTED]@deloitte.co.uk]
Sent: 22 September 2014 09:40
To: Jonathan Aubrey
Cc: Dennis-Jones, Joanne (UK - London)
Subject: FW: Meeting with GLA - Stage 1 - Tuesday 23 September - Leegate St Modwens

Dear Jonathan,

I left a voicemail last week and this morning, regarding the email my colleague Jo sent on the 18 September in respect of the GLA meeting we have tomorrow (23 September).

I'd be very grateful if you could give me or Jo a call back to confirm some questions we have about the format of the meeting.

Many thanks in advance.

Kind regards

Sarah Hall
Planner
Deloitte Real Estate
Athene Place, 6th Floor,
66 Shoe Lane, London, EC4A 3BQ, UK

[REDACTED]

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From: Hall, Sarah L (UK - London)

Sent: 19 September 2014 10:36

To: Jonathan Aubrey (Jonathan.Aubrey@london.gov.uk)

Cc: Dennis-Jones, Joanne (UK - London)

Subject: RE: Meeting with GLA - Stage 1 - Tuesday 23 September - Leegate St Modwens

Dear Jonathan,

I've left you a voicemail message this morning regarding the email my colleague Jo sent yesterday in respect of the GLA meeting we have on 23 September.

Jo is on leave today but I'd be very grateful if you could give me a call back to confirm some questions we have about the format of the meeting on Tuesday.

Many thanks in advance.

Kind regards

Sarah Hall

Planner

Deloitte Real Estate

Athene Place, 6th Floor,

66 Shoe Lane, London, EC4A 3BQ, UK



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From: Dennis-Jones, Joanne (UK - London)
Sent: 18 September 2014 17:40
To: Jonathan Aubrey (Jonathan.Aubrey@london.gov.uk)
Cc: Hall, Sarah L (UK - London)
Subject: Meeting with GLA - Stage 1 - Tuesday 23 September - Leegate St Modwens

Dear Jonathan,

Further to my voice messages and email below. I seek to confirm attendees from both sides:

The GLA has confirmed attendees as:

- Jonathan Aubrey (Case Officer)
- Lyndon Fothergill (Principle Officer)
- [REDACTED] (Design Officer)
- Tristan Gielen (TfL)
- A GLA Officer from their energy team (Officer TBC) – can you update on the officer?

Applicant side attendees to be:

- Killian Morris and Colin Darby – St Modwen
- Ken Thompson and Richard Lavington – Maccreanor Lavington
- Mark Fitch - Jacobs
- Sushil Pathak – Cudd Bentley
- Jo Dennis-Jones and Sarah Hall – Deloitte
- Gemma Barnes and Monique Wallace – LBL

Our architects will present the latest scheme design at the meeting and I assume there will be a Q&A. I'm on leave tomorrow so have asked my colleague, Sarah, to call you to confirm details, agenda and logistics.

Kind regards and look forward to meeting you.
Jo.

Please note: [REDACTED]

Joanne Dennis-Jones
[REDACTED]

Please consider the environment before printing.

From: Dennis-Jones, Joanne (UK - London)
Sent: 18 September 2014 11:47
To: Jonathan Aubrey (Jonathan.Aubrey@london.gov.uk)
Subject: Meeting with GLA - Stage 1 - Tuesday 23 September - Leegate St Modwens

Dear Jonathan,

I have left you a couple of voicemails yesterday and today to catch up in advance of our meeting next week.

I'm on leave tomorrow so would appreciate a call today if possible.

Many thanks.

Jo.

Please note:

Joanne Dennis-Jones

Assistant Director

Deloitte Real Estate

Athens Place, 66 Shoe Lane, London EC4A 3BQ

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Jonathan Aubrey

From: Jonathan Aubrey
Sent: 24 April 2015 09:29
To: 'Gielen Tristan'
Subject: RE: Leegate Stage 1 comments

Thanks Tristan

From: [REDACTED] [tfl.gov.uk]
Sent: 22 April 2015 20:18
To: Jonathan Aubrey
Subject: Leegate Stage 1 comments

Dear Jonathon

Attached are TfL's Stage 1 comments, apologies for the delay.

Regards

Tristan Gielen | Planner | Borough Planning
TfL Planning, Transport for London

From: Gielen Tristan
Sent: 22 April 2015 09:55
To: 'Jonathan Aubrey'
Cc: Crane Anne
Subject: RE: Draft agenda v02 for Planning & SDS Meeting 30 April 2015

The draft is being reviewed by my manager, I will send this to you by the close of play today. It may be after 5pm as I have a meeting to attend in Bexley but I'll log on at home.

Tristan Gielen | Planner | Borough Planning
TfL Planning, Transport for London

From: Jonathan Aubrey [mailto:Jonathan.Aubrey@london.gov.uk]
Sent: 22 April 2015 09:53
To: Gielen Tristan
Subject: RE: Draft agenda v02 for Planning & SDS Meeting 30 April 2015

Leegate Shopping centre (3477)

From: [REDACTED] [tfl.gov.uk]
Sent: 22 April 2015 09:52
To: Jonathan Aubrey
Subject: RE: Draft agenda v02 for Planning & SDS Meeting 30 April 2015
Importance: High

Apologies Jonathon, which application are you referring to?

Tristan Gielen | Planner | Borough Planning
TfL Planning, Transport for London

From: Jonathan Aubrey [<mailto:Jonathan.Aubrey@london.gov.uk>]
Sent: 22 April 2015 09:50
To: Gielen Tristan
Subject: RE: Draft agenda v02 for Planning & SDS Meeting 30 April 2015

Hi Tristan,

Can you send through TTfL text today.

Thanks

From: [REDACTED]@tfl.gov.uk]
Sent: 16 April 2015 11:16
To: Jonathan Aubrey
Subject: RE: Draft agenda v02 for Planning & SDS Meeting 30 April 2015

20 April is fine

Tristan Gielen | Planner | Borough Planning
TfL Planning, Transport for London

From: Jonathan Aubrey [<mailto:Jonathan.Aubrey@london.gov.uk>]
Sent: 16 April 2015 11:01
To: Gielen Tristan
Subject: FW: Draft agenda v02 for Planning & SDS Meeting 30 April 2015

Hi Tristan,

See below, apparently the draft reports are to go for comments on 21 April, can you target this date. Means I also have a lot to get complete.

Thanks

Jonathan

From: [REDACTED]
Sent: 16 April 2015 10:57
To: Edward Lister; Developments & Projects Team; London Plan Team; Alex Williams; [REDACTED]

Subject: RE: Draft agenda v02 for Planning & SDS Meeting 30 April 2015

Apologies - revised agenda attached

Dear all,

Please find attached draft agenda v.02 for the Planning & SDS Meeting on Thursday 30 April 2015 at 14:00.

Draft reports should be circulated by close of play on Tuesday 21 April, comments are due back by 16:00 on Wednesday 22 April. The final agenda packs will be circulated on Friday 24 April.

Regards

Planning Technician - Development & Projects

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Jonathan Aubrey

From: Jonathan Aubrey
Sent: 16 April 2015 09:59
To: [REDACTED]
Cc: Justin Carr; Colin Wilson; [REDACTED]
Subject: FW: Planning Application at LEEGATE SHOPPING CENTRE, LEEGATE, LONDON, SE12
Attachments: DocDcConsLet.pdf

Importance: High

[REDACTED]

Can you send a letter about this stage 1 consultation, it appears to have been lost in the system and the borough is not happy.

We will take it to the Mayor's meeting on 30 April 2015, it will give TfL time to respond and finish other sections.

Thanks

Jonathan

From: Monique Wallace [mailto:monique.wallace@lewisham.gov.uk]
Sent: 31 March 2015 12:50
To: Jonathan Aubrey
Subject: Planning Application at LEEGATE SHOPPING CENTRE, LEEGATE, LONDON, SE12

Dear Planning Application Consultee,

Please follow the instructions in the table to view the full list of documents relating to this case.

This will, we hope, make it simpler for you to review all of the documents relating to the application you're being consulted on.

Kind regards

Lewisham Planning

Lewisham Planning Consultation	
Application No	DC/14/90032
Location	LEEATE SHOPPING CENTRE, LEEGATE, LONDON, SE12

Case Officer	Monique Wallace
Proposal	<p>Proposed development at Leegate Shopping Centre, bounded by Burnt Ash Road, Eltham Road, Leyland Road and Carston Close, London, SE12 8SS for the demolition of the existing buildings and redevelopment to provide a retail led mixed use development, including residential (Use Class C3), food store (Use Class A1), retail units (Use Class A1-A4), assembly and leisure (Use Class D2), non-residential institutions (Use Class D1), public realm, associated car parking, cycle parking, highways works, landscaping, access and all other associated work.</p> <p>By way of further detail in relation to the proposed uses, the proposal includes 229 residential flats and houses, 3,847sqm food store (Use Class A1), 10 retail units ((1,588sqm) Use Class A1-A3), 690sqm public house (Use Class A4), 2,041sqm gym/leisure facility (Use Class D2), 353sqm non-residential institutions (Use Class D1), approximately 320 public and 100 residential car parking spaces, 530 public and residential cycle parking spaces, highways works, landscaping, access and all other associated work.</p>
Closing Date for Comments	21 April 2015
Contact Email	Planning@Lewisham.gov.uk
Link	<p>Click here to view the application online</p> <p>Alternatively copy & paste the link below into your browser</p> <p>http://planning.lewisham.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= LEWIS DCAPR 76951</p>

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Jonathan Aubrey

From: Jonathan Aubrey
Sent: 13 April 2015 17:42
To: [REDACTED]
Subject: RE: 3477 - Leegate Shopping Centre Stage 1 Energy Comments

Thanks [REDACTED]

From: [REDACTED]
Sent: 13 April 2015 17:41
To: Jonathan Aubrey
Cc: [REDACTED] Georgia Franco; [REDACTED]
Subject: 3477 - Leegate Shopping Centre Stage 1 Energy Comments

Hi Jonathan,

Please find attached the stage 1 energy comments for the Leegate Shopping Centre development.

Let me know if you'd like to discuss any of the comments.

Kind regards,

[REDACTED]

Jonathan Aubrey

From: Jonathan Aubrey
Sent: 13 April 2015 15:22
To: [REDACTED]
Subject: RE: Leegate Shopping Centre

Thanks [REDACTED]

From: [REDACTED]
Sent: 13 April 2015 15:14
To: Jonathan Aubrey
Subject: RE: Leegate Shopping Centre

Jonathan

DAS pretty robust – but they need to refer to the Accessible London SPG not the consultation draft.

Detailed compliance with LTH and WHS generally

Access statement states:

two Type 2.25 ground floor duplex units to the south of cores F and G are elevated for visual privacy and flood protection, due to their immediate proximity to the street. These have a short flight of easy rise stairs inside the front door before reaching the entrance level WC and living space, but are not considered to strictly meet Lifetime Homes Appendix 1, as they are not above a garage or a shop and do not provide direct level access on entry.

I don't buy the privacy argument per-se so further justification regarding flood is required.

19 of the 24 wheelchair dwellings are 1b2p - would like to see more larger units unless this is what the LA has identified as needed.

Carston Close

Shared surface- , the applicants should illustrate what design features will be incorporated to ensure that the areas are safe and usable for disabled people. Further information is required on this element of the proposal

Other than that they generally commit to most of what I would ask for - so suggest it is conditioned to make sure it is delivered

[REDACTED]

[REDACTED]
Principal Adviser - Access
GREATER LONDON AUTHORITY
City Hall, The Queen's Walk, London, SE1 2AA
[REDACTED]

From: Jonathan Aubrey
Sent: 08 April 2015 15:03
To: [REDACTED]
Subject: Leegate Shopping Centre

Hi [REDACTED]

Can you have a review of the Leegate Shopping Centre stage 1 (D&P/3477) and get text back to me by 15 April 2015.

Thanks

Jonathan

Jonathan Aubrey

From: Jonathan Aubrey
Sent: 31 March 2015 10:11
To: 'Wallace, Monique'
Cc: Justin Carr
Subject: STAGE 1 REFERRAL

Importance: High

Good morning Monique,

We have not received the referral for Leegate Shopping Centre, but TFL have notified us of the pending application. I have discussed this with Justin (D&P Manager) and have been told to start the 6 weeks referral from today 31 March 2015.

I can be contacted on 020 7983 5823.

Kind Regard,

Jonathan

From: Wallace, Monique [<mailto:Monique.Wallace@lewisham.gov.uk>]
Sent: 24 September 2014 12:58
To: Jonathan Aubrey
Cc: Barnes, Gemma
Subject: Leegate shopping Centre proposals

Good afternoon Jonathan,

It was an absolute pleasure to meet you at yesterday's meeting and I look forward to working with you on the proposals as they progress.

As agreed, please find attached a copy of the Mid Point Review letter that was sent to the applicant at the end of July to advise them of the progress (or otherwise) of the PPA negotiations.

Please also find attached our comments to the applicant in the last week in respect of their latest design, scale and massing proposals and 2 further attachments providing comment on their public realm/landscaping and highways proposals.

I think that it's also prudent to mention that the Leegate proposals have been to the Council's independent CABE endorsed Design Review Panel twice previously, and will be going again this afternoon to present their latest iterations of the scheme.

You were not copied into the email from TfL this morning, but they have confirmed that they would not support the proposition of a signalised junction or crossing along Burnt Ash Road due to the impact to the Tiger's Head junction (The cross roads of Lee High Road, Eltham Road, Burnt Ash Road and Lee Road).

Should you wish to discuss anything in this email, please feel free to give me a ring.

Kind regards,

Monique Wallace

Jonathan Aubrey

From: Jonathan Aubrey
Sent: 02 April 2015 10:10
To: [REDACTED]
Cc: Justin Carr
Subject: FW: Planning Application at LEEGATE SHOPPING CENTRE, LEEGATE, LONDON, SE12
Attachments: DocDcConsLet.pdf; Planning Application at MARINE WHARF EAST, LAND ON THE SOUTH SIDE OF, PLOUGH WAY, LONDON

Hi Andrew,

This is one of my cases. I had chat with Monique at Lewisham about this case as it appears to have been missed (by [REDACTED]) whilst Justin was on leave.

I have said that we would start the six weeks from 31 March 2015, but if feasible would try to move things around to get it done earlier.

Thanks

Jonathan

From: Justin Carr
Sent: 30 March 2015 21:41
To: Jonathan Aubrey
Subject: FW: Planning Application at LEEGATE SHOPPING CENTRE, LEEGATE, LONDON, SE12

Has this come in to us yet? If not can you chase up with the Lewisham case officer. Thanks

Justin Carr, BA (Hons), MA, MRTPI
Strategic Planning Manager (Development Decisions)
Greater London Authority
The Queen's Walk
London, SE1 2AA
020 7983 [REDACTED]

From: [REDACTED]@tfl.gov.uk]
Sent: 05 March 2015 15:35
To: Justin Carr; [REDACTED]
Cc: Crane Anne
Subject: FW: Planning Application at LEEGATE SHOPPING CENTRE, LEEGATE, LONDON, SE12

Teresa, Justin

A couple of upcoming Lewisham referables – I can't see GLA on this cc list, but with 229 units you should be? You do appear of the Marine Wharf East email, attached.

Regards
Andrew

From: Planning@Lewisham.gov.uk [<mailto:Planning@Lewisham.gov.uk>]
Sent: 05 March 2015 15:10
To: Blackheath Ward - Cllr Kevin Bonavia; Blackheath Ward - Cllr. Amanda DeRyk; Blackheath Ward - Cllr. Gareth

Siddorn; Grove Park - Cllr Colin Elliott; Grove Park - Cllr Hilary Moore; Grove Park - Cllr Suzannah Clarke; Highways; Housing - Cleverly; Housing - Spires; Lee Green - Cllr Jim Mallory; Lee Green - Cllr Pat Raven; Lee Green - Cllr Simon Hooks; Lewisham Central - Cllr Damien Egan; Lewisham Central - Cllr ...

Subject: Planning Application at LEEGATE SHOPPING CENTRE, LEEGATE, LONDON, SE12

Dear Planning Application Consultee,

Please follow the instructions in the table to view the full list of documents relating to this case.

This will, we hope, make it simpler for you to review all of the documents relating to the application you're being consulted on.

Kind regards

Lewisham Planning

Lewisham Planning Consultation	
Application No	DC/14/90032
Location	LEEGATE SHOPPING CENTRE, LEEGATE, LONDON, SE12
Case Officer	Monique Wallace
Proposal	<p>Proposed development at Leegate Shopping Centre, bounded by Burnt Ash Road, Eltham Road, Leyland Road and Carston Close, London, SE12 8SS for the demolition of the existing buildings and redevelopment to provide a retail led mixed use development, including residential (Use Class C3), food store (Use Class A1), retail units (Use Class A1 – A4), assembly and leisure (Use Class D2), non-residential institutions (Use Class D1), public realm, associated car parking, cycle parking, highways works, landscaping, access and all other associated work.</p> <p>By way of further detail in relation to the proposed uses, the proposal includes 229 residential flats and houses, 3,847sqm food store (Use Class A1), 10 retail units ((1,588sqm) Use Class A1 – A3), 690sqm public house (Use Class A4), 2,041sqm gym/leisure facility (Use Class D2), 353sqm non-residential institutions (Use Class D1), approximately 320 public and 100 residential car parking spaces, 530 public and residential cycle parking spaces, highways works, landscaping, access and all</p>

	other associated work.
Closing Date for Comments	15 April 2015
Contact Email	Planning@Lewisham.gov.uk
Link	<p>Click here to view the application online</p> <p>Alternatively copy & paste the link below into your browser</p> <p>http://planning.lewisham.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= LEWIS DCAPR 76951</p>

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Jonathan Aubrey

From: Jonathan Aubrey
Sent: 31 March 2015 10:06
To: 'Wallace, Monique'
Cc: Justin Carr
Subject: Leegate shopping Centre proposals

Importance: High

Good morning Monique,

We have not received the referral for Leegate Shopping Centre, but TFL have notified us of the pending application. I have discussed this with Justin (D&P Manager) and have been told to start the 6 weeks referral from today 31 March 2015.

I can be contacted on 020 7983 5823.

Kind Regard,

Jonathan

From: Wallace, Monique [<mailto:Monique.Wallace@lewisham.gov.uk>]
Sent: 24 September 2014 12:58
To: Jonathan Aubrey
Cc: Barnes, Gemma
Subject: Leegate shopping Centre proposals

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I think that it's also prudent to mention that the Leegate proposals have been to the Council's independent CABE endorsed Design Review Panel twice previously, and will be going again this afternoon to present their latest iterations of the scheme.

You were not copied into the email from TfL this morning, but they have confirmed that they would not support the proposition of a signalised junction or crossing along Burnt Ash Road due to the impact to the Tiger's Head junction (The cross roads of Lee High Road, Eltham Road, Burnt Ash Road and Lee Road).

Should you wish to discuss anything in this email, please feel free to give me a ring.

Kind regards,

Monique Wallace
Planning Officer, North Team

Jonathan Aubrey

From: Jonathan Aubrey
Sent: 07 October 2014 11:52
To: [REDACTED]
Subject: Leegate Shopping centre pre-app report text

Importance: High

Hi [REDACTED]

Can you put together the text for Legate shopping centre pre-app report asap. Was due to go out today (7 October), but aim for end of week 9/10 October 2014.

Thanks

Jonathan

Jonathan Aubrey
Senior Strategic Planner
Development & Projects
Greater London Authority
Tel: 020 7983 [REDACTED]

Jonathan Aubrey

From: Jonathan Aubrey
Sent: 12 January 2016 11:27
To: 'Wallace, Monique'; Justin Carr [REDACTED] (UK - London)
Subject: Leegate Shopping Centre

Importance: High

Monique/All,

I have discussed this application with Justin (Planning Manager) and it was agreed that a meeting to look at remaining issues would be beneficial. Can you check your diaries for availability for a meeting at City Hall:

Wednesday 20 January at 10:30 am

Friday 22 January at 13:00

Thursday 28 January at 12:30 am

Justin's diary is pretty full and these are the few days/times when rooms are available. Can you get back to asap on availability for these days. Tristan it is essential you/TFL attend.

Can you get back to me asap.

Kind Regards

Jonathan

Jonathan Aubrey

From: Jonathan Aubrey
Sent: 27 April 2016 10:03
To: [REDACTED]@deloitte.co.uk
Subject: Leegate Shopping Centre (D&P/3477)

Importance: High

Sarah,

Can you provide a response to GLA stage 1 report on the Leegate Shopping Centre (3477) and specifically address the issues raised in relation to the energy strategy.

This is scheduled to go to the planning committee very soon and issues need to be addressed. If not we will put the stage 2 on hold until they are addressed.

Kind Regards

Jonathan

Jonathan Aubrey

From: Jonathan Aubrey
Sent: 19 October 2015 11:02
To: 'Wallace, Monique'
Subject: RE: Leegate Shopping Centre

Hi Monique,

I have been on leave, I will discuss with line management and get back to you asap.

Kind Regards

Jonathan

From: Wallace, Monique [mailto:Monique.Wallace@lewisham.gov.uk]
Sent: 15 October 2015 14:06
To: Jonathan Aubrey
Subject: RE: Leegate Shopping Centre

Hi Jonathan,

Following our conversation yesterday afternoon, and note I your concern about Members possibly directing officers to refuse the planning application for the Leegate proposals.
I have sought advice from my area manager and we are going to proceed to go to Strategic committee on November 10 with a Members update rather than an officers recommendation. Therefore I would still very much like to take you up on your offer to bring TFL, LBL and the applicant team together to thrash out the outstanding matters. Please let me know how I might set about arranging this, and when you thought it might happen.

Kind regards,

Monique Wallace
Senior Planning Officer, North Team
Planning Service, London Borough of Lewisham
3rd Floor, Laurence House, 1 Catford Road
London SE6 4RU
Telephone: 020 8314 [REDACTED]

From: Jonathan Aubrey [mailto:Jonathan.Aubrey@london.gov.uk]
Sent: 14 October 2015 11:25
To: Wallace, Monique
Subject: RE: Leegate Shopping Centre

Hi Monique,

I am just checking on committee dates for stage 2 referrals (I have 18 pending), has a date been fixed for Leegate?

Thanks

Jonathan

From: Wallace, Monique [mailto:Monique.Wallace@lewisham.gov.uk]
Sent: 03 July 2015 12:25
To: Jonathan Aubrey
Subject: RE: Leegate Shopping Centre

No problem Jonathan.

I hope you have a lovely break.

Monique

From: Jonathan Aubrey [mailto:Jonathan.Aubrey@london.gov.uk]
Sent: 03 July 2015 12:20
To: Wallace, Monique
Subject: RE: Leegate Shopping Centre

Thanks Monique

From: Wallace, Monique [mailto:Monique.Wallace@lewisham.gov.uk]
Sent: 03 July 2015 12:20
To: Jonathan Aubrey
Cc: [REDACTED]
Subject: RE: Leegate Shopping Centre

Hello Jonathan,

For now, the target date for committee is the beginning of October, so that should give you plenty of time upon your return.

If anything comes up during your absence, I will contact [REDACTED] as per your instruction.

Kind regards,

Monique Wallace
Senior Planning Officer, North Team
Planning Service, London Borough of Lewisham
3rd Floor, Laurence House, 1 Catford Road
London SE6 4RU
Telephone: 020 8314 [REDACTED]

From: Jonathan Aubrey [mailto:Jonathan.Aubrey@london.gov.uk]
Sent: 03 July 2015 12:06
To: Wallace, Monique
Cc: [REDACTED]
Subject: Leegate Shopping Centre

Monique,

I am on leave from Monday 6 July 2015 until 28 July 2015, can you send any correspondence to [REDACTED] cc'd.

Jonathan Aubrey

From: Jonathan Aubrey
Sent: 17 December 2015 16:09
To: 'Wallace, Monique'
Cc: Colin Wilson; Justin Carr
Subject: RE: Leegate committee report

Importance: High

Hi Monique,

I am forwarding your e-mail on to Colin (Senior Manager) cc'd and we will try and resolve these issues early in the new year. I have discussed this application with him and he will contact TfL on this matter and try and resolve the outstanding issues early in the new year.

We view this scheme as setting a benchmark for town centre redevelopment and incorporating retail stores in a mixed use development and are supportive.

I am on leave as of tomorrow 16:30, but will pick this up on my return on 3 January 2016.

Kind Regards,

Jonathan

From: Wallace, Monique [mailto:Monique.Wallace@lewisham.gov.uk]
Sent: 17 December 2015 15:52
To: Jonathan Aubrey
Subject: RE: Leegate committee report

Hi Jonathan,

I hope you are well.

Members endorsed Officer's recommendation with amendments last night, so the plan is to continue negotiating the outstanding aspects of the Leegate proposals.

The applicant does seem to be at a stalemate with TfL with regard to the Trees and we also have a big problem with the parking numbers.

In light of the above, I would greatly appreciate your input in order to kick start negotiations again all round and therefore ask if you have any time early on in the new year for us and the applicant team to meet with you and TfL as you have previously suggested.

If you would like to discuss the outstanding matters with me, prior to arranging the meeting, please do not hesitate to give me a ring.

Thanks,

Monique Wallace
Senior Planning Officer, North Team
Planning Service, London Borough of Lewisham
3rd Floor, Laurence House, 1 Catford Road

London SE6 4RU
Telephone: 020 8314 [REDACTED]

From: Jonathan Aubrey [mailto:Jonathan.Aubrey@london.gov.uk]
Sent: 09 December 2015 14:44
To: [REDACTED]
Cc: Wallace, Monique
Subject: RE: Leegate committee report

Hi,

Yes I have it already and downloaded the docs

Thanks

From: Jonathan [REDACTED]
Sent: 09 December 2015 14:43
To: Jonathan Aubrey
Cc: 'Monique.Wallace@lewisham.gov.uk'
Subject: FW: Leegate committee report

Hi,

Think this email was intended for you.

Thanks

Jonathan

Jonathan [REDACTED]
Senior Strategic Planner – Development & Projects

GREATER LONDON AUTHORITY, City Hall, The Queen's Walk, London, SE1 2AA
T: 020 7983 [REDACTED] [REDACTED]@london.gov.uk | www.london.gov.uk

From: [REDACTED] [mailto:]
Sent: 08 December 2015 13:06
Subject: Leegate committee report

Dear Sir or Madam,

Reference: Leegate Committee report

Please be advised that the Committee report for the Leegate planning application has now been published on the Council's website and can be viewed here

<http://councilmeetings.lewisham.gov.uk/icl.istDocuments.aspx?CId=194&MId=3902>

Anyone who has made representations regarding the proposals will be sent a letter and/or email inviting them to the Committee meeting next Wednesday, 16 December 2015 at 7.30pm.

For convenience, I have also provided a link to the planning application documents below.

Application No	DC/14/90032
Location	LEEGATE SHOPPING CENTRE, LEEGATE, LONDON, SE12
Case Officer	Monique Wallace
Proposal	<p>Proposed development at Leegate Shopping Centre, bounded by Burnt Ash Road, Eltham Road, Leyland Road and Carston Close, London, SE12 8SS for the demolition of the existing buildings and redevelopment to provide a retail led mixed use development, including residential (Use Class C3), food store (Use Class A1), retail units (Use Class A1-A4), assembly and leisure (Use Class D2), non-residential institutions (Use Class D1), public realm, associated car parking, cycle parking, highways works, landscaping, access and all other associated work.</p> <p>By way of further detail in relation to the proposed uses, the proposal includes 229 residential flats and houses, 3,847sqm food store (Use Class A1), 10 retail units ((1,588sqm) Use Class A1-A3), 690sqm public house (Use Class A4), 2,041sqm gym/leisure facility (Use Class D2), 353sqm non-residential institutions (Use Class D1), approximately 320 public and 116 residential car parking spaces, 530 public and residential cycle parking spaces, highways works, landscaping, access and all other associated work.</p>
Contact Email	Planning@Lewisham.gov.uk
Link	<p>Click here to view the application online</p> <p>Alternatively copy & paste the link below into your browser</p> <p>http://planning.lewisham.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= LEWIS_DCAPR_76951</p>

Kind regards,

Monique Wallace

Senior Planning Officer, North Team
 Planning Service, London Borough of Lewisham
 3rd Floor, Laurence House, 1 Catford Road
 London SE16 4RU
 Telephone: 020 8314 [REDACTED]

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The way that you register to vote has now changed. It's important that you are on the register to vote in the elections for London's Mayor and Assembly next May.

Read our blog post and find out what you need to do. <http://londonelects.org.uk/news-centre/news-listing/way-you-register-vote-changing>

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Jonathan Aubrey

From: Jonathan Aubrey
Sent: 29 October 2015 15:56
To: 'Gielen Tristan'
Subject: RE: Leegate Shopping Centre D&P/3477

Tristan,

Thanks for this, I have been off on site visit and about to go leave at 4pm on leave until Monday.

I will call for a chat next week to get your opinion on my arranging a meeting bringing together GLA, TfL, Lewisham and the applicant to work through remaining issues. It looks like you have worked hard to resolve the transport issues and this way we can work on anything outstanding.

Regards,

Jonathan

From: [REDACTED]@tfl.gov.uk]
Sent: 29 October 2015 15:05
To: Jonathan Aubrey
Subject: RE: Leegate Shopping Centre D&P/3477

Dear Jonathan

By way of summary, TfL raised a series of concerns about the TLRN junction in its Stage 1 comments. TfL has been working with the developer and further modelling is completed. In TfL's view there should be a review mechanism in the S106 requiring further modelling to be undertaken to determine whether further works are required at the junction at a later date. These further works would be completed as part of a Section 278 agreement. You will note that there is a TfL improvement scheme currently at the junction and it is difficult to understand the projected flows until TfL's project is complete.

On the matter of trees, TfL does not provide its approval to any removal of trees on the TLRN. This has been relayed to the applicant and Council.

All other matters raised in TfL's Stage 1 response seem to be resolvable.

I am happy to discuss if you have any further queries. I understand it's going to Committee in November.

Regards

Tristan Gielen | Planner | Borough Planning
TfL Planning, Transport for London

From: Jonathan Aubrey [<mailto:Jonathan.Aubrey@london.gov.uk>]
Sent: 26 October 2015 16:23
To: Gielen Tristan
Subject: RE: Leegate Shopping Centre D&P/3477

This is at stage 2, the borough have not taken to committee due to unresolved transport issues amongst other things

From: [REDACTED]@tfl.gov.uk]
Sent: 26 October 2015 15:45
To: Jonathan Aubrey
Subject: RE: Leegate Shopping Centre D&P/3477

Jonathon

I am the case officer for this application. When is the Stage 1 coming on this? We have been working for sometime with the developer to address the impacts on the junction.

Feel free to give me a call tomorrow to discuss – [REDACTED]

Regards

Tristan Gielen | Planner | Borough Planning
TfL Planning, Transport for London

From: Dresner Melvyn (ST)
Sent: 26 October 2015 13:37
To: 'Jonathan Aubrey'
Cc: Gielen Tristan
Subject: RE: Leegate Shopping Centre D&P/3477

Jonathan,

My contact details are below. I'm leaving for a meeting and will be back later in the afternoon.

Tristan is the TfL case officer, I'm providing technical advice on modelling aspects and works related TfL highways.

Melvyn Dresner
Principal Technical Planner | East Team | Borough Planning

Transport for London
10th Floor Windsor House
42-50 Victoria Street
SW1H 0TL

[REDACTED]

For more information on the work of the TfL Borough Planning team, including TfL's *Transport Assessment Best Practice Guidance*, *new Travel Planning Guidance* and pre-application advice please visit <http://www.tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guidance>.

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From: Jonathan Aubrey [<mailto:Jonathan.Aubrey@london.gov.uk>]
Sent: 22 October 2015 15:39
To: Dresner Melvyn (ST)
Subject: Leegate Shopping Centre D&P/3477

Hi Melvyn,

Can you send me your direct dial number so I can discuss Leegate shopping centre.

Thanks

Jonathan Aubrey

From: Jonathan Aubrey
Sent: 26 October 2015 16:23
To: 'Gielen Tristan'
Subject: RE: Leegate Shopping Centre D&P/3477

This is at stage 2, the borough have not taken to committee due to unresolved transport issues amongst other things

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TfL Planning, Transport for London

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Transport for London
10th Floor Windsor House
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[REDACTED]

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From: Jonathan Aubrey [<mailto:Jonathan.Aubrey@london.gov.uk>]
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Jonathan

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Jonathan Aubrey

From: Jonathan Aubrey
Sent: 27 October 2015 09:39
To: 'Gielen Tristan'
Subject: RE: Leegate Shopping Centre D&P/3477

I will have a phone discussion, will e-mail in advance – the borough officer sent me a long e-mail (a lot about transport) so I will go through that.

From: Gielen Tristan [mailto: [REDACTED]@tfl.gov.uk]
Sent: 27 October 2015 09:26
To: Jonathan Aubrey
Subject: RE: Leegate Shopping Centre D&P/3477

Would you like a written update later this week on the transport issues?

Tristan Gielen | Planner | Borough Planning
TfL Planning, Transport for London

From: Jonathan Aubrey [mailto:Jonathan.Aubrey@london.gov.uk]
Sent: 26 October 2015 16:23
To: Gielen Tristan
Subject: RE: Leegate Shopping Centre D&P/3477

This is at stage 2, the borough have not taken to committee due to unresolved transport issues amongst other things

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Jonathon

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Regards

Tristan Gielen | Planner | Borough Planning
TfL Planning, Transport for London

From: Dresner Melvyn (ST)
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From: Jonathan Aubrey [<mailto:Jonathan.Aubrey@london.gov.uk>]

Sent: 22 October 2015 15:39

To: Dresner Melvyn (ST)

Subject: Leegate Sopping Centre D&P/3477

Hi Melvyn,

Can you send me your direct dial number so I can discuss Leegate shopping centre.

Thanks

Jonathan

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Jonathan Aubrey

From: Jonathan Aubrey
Sent: 19 October 2015 13:05
To: 'Wallace, Monique'
Cc: Justin Carr; Colin Wilson; Stewart Murray
Subject: RE: Leegate Shopping Centre

Hi Monique,

I have been on leave, I will discuss with line management and get back to you asap.

Kind Regards

Jonathan

From: Wallace, Monique [<mailto:Monique.Wallace@lewisham.gov.uk>]
Sent: 15 October 2015 14:06
To: Jonathan Aubrey
Subject: RE: Leegate Shopping Centre

Hi Jonathan,

Following our conversation yesterday afternoon, and note I your concern about Members possibly directing officers to refuse the planning application for the Leegate proposals.

I have sought advice from my area manager and we are going to proceed to go to Strategic committee on November 10 with a Members update rather than an officers recommendation. Therefore I would still very much like to take you up on your offer to bring Tfl, LBL and the applicant team together to thrash out the outstanding matters. Please let me know how I might set about arranging this, and when you thought it might happen.

Kind regards,

Monique Wallace
Senior Planning Officer, North Team
Planning Service, London Borough of Lewisham
3rd Floor, Laurence House, 1 Catford Road
London SE6 4RU
Telephone: 020 8314 [REDACTED]

From: Jonathan Aubrey [<mailto:Jonathan.Aubrey@london.gov.uk>]
Sent: 14 October 2015 11:25
To: Wallace, Monique
Subject: RE: Leegate Shopping Centre

Hi Monique,

I am just checking on committee dates for stage 2 referrals (I have 18 pending), has a date been fixed for Leegate?

Thanks

Jonathan

From: Wallace, Monique [<mailto:Monique.Wallace@lewisham.gov.uk>]
Sent: 03 July 2015 12:25
To: Jonathan Aubrey
Subject: RE: Leegate Shopping Centre

No problem Jonathan.

I hope you have a lovely break.

Monique

From: Jonathan Aubrey [<mailto:Jonathan.Aubrey@london.gov.uk>]
Sent: 03 July 2015 12:20
To: Wallace, Monique
Subject: RE: Leegate Shopping Centre

Thanks Monique

From: Wallace, Monique [<mailto:Monique.Wallace@lewisham.gov.uk>]
Sent: 03 July 2015 12:20
To: Jonathan Aubrey
Cc: Preeti Sahaye
Subject: RE: Leegate Shopping Centre

Hello Jonathan,

For now, the target date for committee is the beginning of October, so that should give you plenty of time upon your return.

If anything comes up during your absence, I will contact [REDACTED] as per your instruction.

Kind regards,

Monique Wallace
Senior Planning Officer, North Team
Planning Service, London Borough of Lewisham
3rd Floor, Laurence House, 1 Catford Road
London SE6 4RU
Telephone: 020 8314 [REDACTED]

From: Jonathan Aubrey [<mailto:Jonathan.Aubrey@london.gov.uk>]
Sent: 03 July 2015 12:06
To: Wallace, Monique
Cc: [REDACTED]
Subject: Leegate Shopping Centre

Monique,

I am on leave from Monday 6 July 2015 until 28 July 2015, can you send any correspondence to [REDACTED] cc'd.

Also do you have any committee target date set for Leegate Shopping Centre? It would help if the stage referral is sent after 27 July 2015 so I can take to the Mayor, rather than a colleague.

Thanks

Jonathan

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Don't forget to check it and return it as soon as you can!

Also do you have any committee target date set for Leegate Shopping Centre? It would help if the stage referral is sent after 27 July 2015 so I can take to the Mayor, rather than a colleague.

Thanks

Jonathan

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Don't forget to check it and return it as soon as you can!

Jonathan Aubrey

From: Jonathan Aubrey
Sent: 09 September 2015 15:55
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Letter from the Lee Manor Society: Leegate Centre, Lee, LB Lewisham
Attachments: Write on Mr [REDACTED] & Lee Manor Society.docx

[REDACTED]

I drafted a letter out on write on which should have been sent out. The application was reviewed by Ed at stage and he agreed this was a very good scheme and supported the approach.

I have attached the draft letter.

Thanks

Jonathan

From: [REDACTED]
Sent: 09 September 2015 15:45
To: Jonathan Aubrey
Cc: [REDACTED]
Subject: FW: Letter from the Lee Manor Society: Leegate Centre, Lee, LB Lewisham

Hi Jonathan

Think this is one of yours? Would you mind getting back to [REDACTED] on it please?

[REDACTED] very sorry, I completely missed your below e-mail the other day so am only just spotting it now.

Thanks.
[REDACTED]

From: [REDACTED]
Sent: 07 September 2015 12:18
To: [REDACTED]
Subject: FW: Letter from the Lee Manor Society: Leegate Centre, Lee, LB Lewisham

[REDACTED] - could you find out please who is drafting a reply for Ed, or whether a reply has gone already. Thanks [REDACTED]

From: [REDACTED]
Sent: 07 September 2015 11:33
To: Edward Lister
Cc: [REDACTED]
Subject: Letter from the Lee Manor Society: Leegate Centre, Lee, LB Lewisham

Dear Sir Edward


You will have received a letter from the Lee Manor Society in regard to the GLA's comments on the redevelopment of the Leegate Shopping Centre, SE12 and their belief these do not correspond to relevant parts of the London Plan. Len would be grateful if we could receive a copy of your response, so we may follow up and close this case.

Many thanks and kind regards,


Research & Support Officer

Support Officer: Len Duvall AM: Greenwich & Lewisham
Labour Research Lead: Regeneration & Olympic Legacy

London Assembly Labour Group

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



Jonathan Aubrey

From: Jonathan Aubrey
Sent: 03 July 2015 12:20
To: 'Wallace, Monique'
Subject: RE: Leegate Shopping Centre

Thanks Monique

From: Wallace, Monique [mailto:Monique.Wallace@lewisham.gov.uk]
Sent: 03 July 2015 12:20
To: Jonathan Aubrey
Cc: [REDACTED]
Subject: RE: Leegate Shopping Centre

Hello Jonathan,

For now, the target date for committee is the beginning of October, so that should give you plenty of time upon your return.

If anything comes up during your absence, I will contact [REDACTED] as per your instruction.

Kind regards,

Monique Wallace
Senior Planning Officer, North Team
Planning Service, London Borough of Lewisham
3rd Floor, Laurence House, 1 Catford Road
London SE6 4RU
Telephone: 020 8314 [REDACTED]

From: Jonathan Aubrey [mailto:Jonathan.Aubrey@london.gov.uk]
Sent: 03 July 2015 12:06
To: Wallace, Monique
Cc: [REDACTED]
Subject: Leegate Shopping Centre

Monique,

I am on leave from Monday 6 July 2015 until 28 July 2015, can you send any correspondence to [REDACTED] cc'd.

Also do you have any committee target date set for Leegate Shopping Centre? It would help if the stage referral is sent after 27 July 2015 so I can take to the Mayor, rather than a colleague.

Thanks

Jonathan

Jonathan Aubrey

From: Jonathan Aubrey
Sent: 05 July 2016 09:23
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Leegate Shopping Centre
Attachments: RE: Leegate Centre redevelopment; pdu 3477- Air Quality Comments - Leegate Shopping Centre Stage 2 .doc

Importance: High

Hi [REDACTED]

I have had the new GLA air quality officer [REDACTED] (cc'd) to look into the air quality assessment relating to the Leegate application and he has advised (see attached) that it has many issues that require resolution. We have requested the applicant redo the air quality assessment and this will also require more conditions. The applicant is working with [REDACTED] to resolve the air quality issues and in the meantime the Stage 2 referral remains on hold.

Many Thanks

Jonathan

From: [REDACTED]
Sent: 04 July 2016 14:29
To: Jonathan Aubrey
Subject: Leegate Shopping Centre

Hi Jonathan

Any news yet?

Many thanks

[REDACTED]

[REDACTED]

Research Support Officer to
Len Duvall GLA Member for Greenwich & Lewisham

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

Tel: [REDACTED]

Email: [REDACTED]

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Jonathan Aubrey

From: Jonathan Aubrey
Sent: 10 May 2016 16:13
To: 'Wallace, Monique'
Cc: Justin Carr
Subject: RE: Leegate Shopping Centre (D&P/3477)

Importance: High

Hi Monique,

You can submit the stage 2, but include in the referral letter that is understood that the two weeks response time will not commence from the date it is received but will go to the first available Mayor's meeting date. I will ensure it will not go to the back of the queue.

Thanks,

Jonathan

From: Wallace, Monique [mailto:Monique.Wallace@lewisham.gov.uk]
Sent: 10 May 2016 16:02
To: Jonathan Aubrey
Subject: RE: Leegate Shopping Centre (D&P/3477)

Hi Justin,

Thanks for your email.

Can't we just submit it and you provide your response whenever you can?
I'd hate for this to end up at the back of the queue.

Thanks,

Monique Wallace

Senior Planning Officer, North Team
Planning Service, London Borough of Lewisham
3rd Floor, Laurence House, 1 Catford Road
London SE6 4RU
Telephone: 020 8314 [REDACTED]

From: Jonathan Aubrey [mailto:Jonathan.Aubrey@london.gov.uk]
Sent: 10 May 2016 15:35
To: Wallace, Monique
Cc: Justin Carr; [REDACTED]@deloitte.co.uk
Subject: RE: Leegate Shopping Centre (D&P/3477)
Importance: High

Hi Monique,

I have discussed this with Justin. Can you hold back any stage 2 referral on Leegate shopping centre until we have committee dates for the new Mayor's meetings.

I will update you asap when these are put into the diary.

Kind Regards

Jonathan

From: Wallace, Monique [<mailto:Monique.Wallace@lewisham.gov.uk>]
Sent: 27 April 2016 10:51
To: Jonathan Aubrey
Subject: RE: Leegate Shopping Centre (D&P/3477)

Thanks Jonathan.

Monique Wallace
Senior Planning Officer, North Team
Planning Service, London Borough of Lewisham
3rd Floor, Laurence House, 1 Catford Road
London SE6 4RU
Telephone: 020 8314 [REDACTED]

From: Jonathan Aubrey [<mailto:Jonathan.Aubrey@london.gov.uk>]
Sent: 27 April 2016 10:31
To: 'Hall, Sarah L (UK - London)'
Cc: Wallace, Monique
Subject: RE: Leegate Shopping Centre (D&P/3477)

Sarah,

What I have agreed with Monique that the energy will be left as an outstanding item but will be resolved. I have placed the energy update on the team spreadsheet as urgent but we are very very busy.

The stage 2 referral is more than likely to held up with the change of Mayor, the final meeting under the current Mayor is 3 May 2016. We then have to wait for the election and the new regime will have to decide how they approach strategic planning meetings (this could be two weeks after the election result). Sorry I cannot be any clearer on dates as I do not know myself at this stage.

Please note I am on leave as of Friday 29 May until 9 May 2016.

Kind Regards,

Jonathan

From: Hall, Sarah L (UK - London) [[mailto:\[REDACTED\]@deloitte.co.uk](mailto:[REDACTED]@deloitte.co.uk)]
Sent: 27 April 2016 10:22
To: Jonathan Aubrey
Cc: [REDACTED] (UK - London)
Subject: RE: Leegate Shopping Centre (D&P/3477)

Thanks for confirming Jonathan, good to speak to you this morning.

As discussed, I agree that this shouldn't be a reason to delay the Planning Committee.

Any further questions, please give me a call.

Kind regards

Sarah Hall
Senior Planner
Deloitte Real Estate
Athene Place, 6th Floor,
66 Shoe Lane, London, EC4A 3BQ, UK

www.deloitterealstate.co.uk

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From: Jonathan Aubrey [<mailto:Jonathan.Aubrey@london.gov.uk>]
Sent: 27 April 2016 10:18
To: Hall, Sarah L (UK - London)
Cc: [REDACTED] (UK - London)
Subject: RE: Leegate Shopping Centre (D&P/3477)

Hi Sarah,

I now have the response docs from Monique (they were not forwarded).

Kind Regards
Jonathan

From: Hall, Sarah L (UK - London) [[mailto:\[REDACTED\]@deloitte.co.uk](mailto:[REDACTED]@deloitte.co.uk)]
Sent: 27 April 2016 10:08
To: Jonathan Aubrey
Cc: [REDACTED] (UK - London)
Subject: RE: Leegate Shopping Centre (D&P/3477)

Jonathan,

I thought the response I sent you yesterday responded to the energy queries the GLA previously raised.

Please can you give me a call on my mobile today to discuss. I don't have your direct dial number. Many thanks.

Kind regards

Sarah Hall
Senior Planner
Deloitte Real Estate
Athene Place, 6th Floor,
66 Shoe Lane, London, EC4A 3BQ, UK

deloitterealstate.co.uk

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From: Jonathan Aubrey [<mailto:Jonathan.Aubrey@london.gov.uk>]
Sent: 27 April 2016 10:03
To: Hall, Sarah L (UK - London)
Subject: Leegate Shopping Centre (D&P/3477)
Importance: High

Sarah,

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Jonathan

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Jonathan Aubrey

From: Jonathan Aubrey
Sent: 10 May 2016 15:35
To: 'Wallace, Monique'
Cc: Justin Carr [redacted] deloitte.co.uk'
Subject: RE: Leegate Shopping Centre (D&P/3477)

Importance: High

Hi Monique,

I have discussed this with Justin. Can you hold back any stage 2 referral on Leegate shopping centre until we have committee dates for the new Mayor's meetings.

I will update you asap when these are put into the diary.

Kind Regards

Jonathan

From: Wallace, Monique [mailto:Monique.Wallace@lewisham.gov.uk]
Sent: 27 April 2016 10:51
To: Jonathan Aubrey
Subject: RE: Leegate Shopping Centre (D&P/3477)

Thanks Jonathan.

Monique Wallace
Senior Planning Officer, North Team
Planning Service, London Borough of Lewisham
3rd Floor, Laurence House, 1 Carford Road
London SE16 4RU
Telephone: 020 8314 [redacted]

From: Jonathan Aubrey [mailto:Jonathan.Aubrey@london.gov.uk]
Sent: 27 April 2016 10:31
To: 'Hall, Sarah L (UK - London)'
Cc: Wallace, Monique
Subject: RE: Leegate Shopping Centre (D&P/3477)

Sarah,

What I have agreed with Monique that the energy will be left as an outstanding item but will be resolved. I have placed the energy update on the team spreadsheet as urgent but we are very very busy.

The stage 2 referral is more than likely to held up with the change of Mayor, the final meeting under the current Mayor is 3 May 2016. We then have to wait for the election and the new regime will have to decide how they approach strategic planning meetings (this could be two weeks after the election result). Sorry I cannot be any clearer on dates as I do not know myself at this stage.

Please note I am on leave as of Friday 29 May until 9 May 2016.

Kind Regards,

Jonathan

From: Hall, Sarah L (UK - London) [mailto: [REDACTED]@deloitte.co.uk]
Sent: 27 April 2016 10:22
To: Jonathan Aubrey
Cc: [REDACTED] (UK - London)
Subject: RE: Leegate Shopping Centre (D&P/3477)

Thanks for confirming Jonathan, good to speak to you this morning.

As discussed, I agree that this shouldn't be a reason to delay the Planning Committee.

Any further questions, please give me a call.

Kind regards

Sarah Hall
Senior Planner
Deloitte Real Estate
Athene Place, 6th Floor,
66 Shoe Lane, London, EC4A 3BQ, UK

[REDACTED]
[REDACTED] www.deloitterealestate.co.uk

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Importance: High

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Jonathan

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Jonathan Aubrey

From: Jonathan Aubrey
Sent: 27 April 2016 17:02
To: [REDACTED]@deloitte.co.uk
Subject: FW: 3477 Leegate Shopping Centre Post Stage I Energy comments
Importance: High

Hi Sarah,

The energy team turned this around in a day. Can you have your energy consultant address the final outstanding issue asap.

Kind Regards,

Jonathan

From: [REDACTED]
Sent: 27 April 2016 16:52
To: Jonathan Aubrey
Cc: [REDACTED]
Subject: 3477 Leegate Shopping Centre Post Stage I Energy comments

Hi Jonathan,

Please see below comments for the Leegate Shopping Centre. All items have been addressed except for some clarification/description on the last point (Clause 49).

44 A range of passive design features and demand reduction measures are proposed to reduce the carbon emissions of the proposed development. Both air permeability and heat loss parameters will be improved beyond the minimum backstop values required by building regulations. Other features include energy efficient lighting. The applicant has also included the provision of accredited construction details with a target γ -value of 0.05 W/sq.m K, which is welcomed. The applicant should explain the processes in place in order to ensure that achieving this challenging performance level will be possible.

The applicant has stated that during detailed design stage, the Architect and Contractor shall be made aware of the performance level required and calculations shall be required to prove these levels can and will be achieved. The applicant should therefore undertake γ -value calculations during detailed design stage in order to ensure that the stated γ -value can be achieved. Thermal bridges should be eliminated as much as possible and additional insulation should be included in all junctions to achieve this challenging performance. No further information required.

45 The demand for cooling will be minimised through solar control glazing, low energy lighting and the ventilation strategy. The applicant should provide evidence of how policy 5.9 has been addressed to avoid overheating and minimise cooling demand. The development is estimated to achieve a reduction of 18 tonnes per annum (2%) in regulated carbon dioxide emissions compared to a 2013 Building Regulations compliant development.

The applicant has confirmed that the following design strategies have been considered in accordance with Policy 5.9. The internal heat generation has been minimised through energy efficient lighting and improved air permeability. The amount of heat entering the building has been reduced through biodiverse roofs, light coloured façade construction materials and improved double glazing with low g-values and shading coefficient. Moreover, openable windows will be provided for passive ventilation purposes and mechanical ventilation with heat recovery

for both commercial and residential uses. The commercial elements will be cooled through air source heat pumps with high efficiencies. The applicant has provided evidence that shows that compliance with Criterion 3 is achieved. Moreover, all flats modelled have shown a "slight" risk of overheating. The applicant is recommending to undertake thermal modelling following CIBSE TM52 and TM49 and Post Occupancy Evaluation (POE) at a later stage. This is welcomed and should be pursued. No further information required.

47 The applicant is proposing to install a site heat network. However, the applicant should confirm that all apartments and non-domestic building uses will be connected to the site heat network. A drawing showing the route of the heat network linking all buildings uses on the site should be provided. The applicant should confirm that the site heat network will be supplied from a single energy centre and further information on the floor area and location of the energy centre should be provided.

The applicant has provided a floor plan indicating the route of the heat network linking all building uses on the site and the floor area and location of the energy centre. No further information required.

49 The applicant is also proposing to install ASHPs in the retail units to provide both heating and cooling. With regards to the energy hierarchy the use of CHP should be optimised before considering the use of renewables for heating. Further information should be provided on how the ASHPs proposed will not impact on the optimisation of the CHP system and on ensuring that the development is designed to connect to district heating in the future. The applicant should provide monthly heat load profiles to show the amount of heat that will be provided by the air source heat pump relative to the other heat sources i.e. the CHP and the top-boilers. A reduction in regulated CO2 emissions of 105 tonnes per annum (16%) will be achieved through this third element of the energy hierarchy.

The applicant has provided graphs demonstrating the monthly heat load profiles. The graphs illustrate how the CHP system is optimised in comparison to the top up boilers and the Air Source Heat Pumps. It has been estimated that circa 70% - 75% of the total site's heating and domestic hot water demand (for both residential and non-residential elements) will be supplied by the CHP, with the boilers and the ASHPs acting as a top up for residential and non-residential elements respectively. The applicant has therefore demonstrated that the CHP has been optimised. The applicant should further explain how the ASHPs will practically work in combination with the CHP in the non-domestic areas (i.e. will there be two pipework systems present – wet and air –, information on the emitters etc.). The applicant should also confirm that the development will be designed to connect to district heating in the future.

This item is still outstanding.

Kind regards

Jonathan Aubrey

From: Jonathan Aubrey
Sent: 27 April 2016 10:44
To: 'Hall, Sarah L (UK - London)'
Cc: [REDACTED] (UK - London)
Subject: RE: Leegate Shopping Centre (D&P/3477)

I have put the energy down for turnaround by tomorrow. If the response is all issues resolved, I will contact Monique to change her report.

Jonathan

From: Hall, Sarah L (UK - London) [mailto:[REDACTED]@deloitte.co.uk]
Sent: 27 April 2016 10:22
To: Jonathan Aubrey
Cc: [REDACTED] (UK - London)
Subject: RE: Leegate Shopping Centre (D&P/3477)

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As discussed, I agree that this shouldn't be a reason to delay the Planning Committee.

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Sarah Hall
Senior Planner
Deloitte Real Estate
Athene Place, 6th Floor,
66 Shoe Lane, London, EC4A 3BQ, UK

[REDACTED]
[\[REDACTED\]@deloitterealestate.co.uk](mailto:[REDACTED]@deloitterealestate.co.uk)

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[REDACTED]
[deloitte realestate.co.uk](mailto:sarah.hall@deloitte realestate.co.uk)

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Importance: High

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At the 14th session, the manager last year yesterday responded to the energy queries the GLA previously raised

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Jonathan Aubrey

From: Jonathan Aubrey
Sent: 21 April 2016 10:42
To: 'Wallace, Monique'
Subject: RE: Leegate shopping centre

Hi Monique,

Thanks for this it helps with my scheduling, I am still awaiting the agent to come back to me on energy but this should be resolved before the referral.

Kind Regards,

Jonathan

From: Wallace, Monique [mailto:Monique.Wallace@lewisham.gov.uk]
Sent: 21 April 2016 10:35
To: Jonathan Aubrey
Subject: FW: Leegate shopping centre

Hi Jonathan,

Please see below the comments from TfL. The outstanding matter is now resolved.
I can also confirm that a replacement committee date is confirmed for Tuesday 17th May 2016.

I am yet to advise the Applicant team, Members and members of the public of this date as we are still trying to confirm the venue.

Thanks

Monique Wallace
Senior Planning Officer, North Team
Planning Service, London Borough of Lewisham
3rd Floor, Laurence House, 1 Catford Road
London SE6 4RU
Telephone: 020 8314 [REDACTED]

From: [REDACTED]@tfl.gov.uk]
Sent: 21 April 2016 10:14
To: Wallace, Monique
Cc: [REDACTED]
Subject: RE: Leegate shopping centre

Monique

TfL withdraws its comment that parking is not policy compliant. However as pointed out previously, a reduction in parking may alleviate traffic at the junction. Again the onus is on the Council to determine the level of parking approved when the application is decided at Committee.

Kind regards

From: Wallace, Monique [mailto:Monique.Wallace@lewisham.gov.uk]

Sent: 21 April 2016 10:12

To: Glelen Tristan

Cc: [REDACTED]

Subject: Leegate shopping centre

Hi Tristan,

Thanks for coming back to be yesterday.

To my knowledge, the last email that I've received from Melvyn is below and while it makes reference to trees and traffic, it is silent on the parking point.

That said, my query is more about why TfL consider the provision of 320 car parking spaces not to be policy compliant. Using the application site's PTAL and the mix of uses and their floor areas provides a London Plan target of between 317 and 452 spaces. If the proposal is for 320 car parking spaces, I can't see how TfL has come to a different figure. Could you please send me your calculations?

Thanks,

Monique Wallace

Senior Planning Officer, North Team

Planning Service, London Borough of Lewisham

3rd Floor, Laurence House, 1 Carford Road

London SE6 4RU

Telephone: 020 8314 [REDACTED]

From: [REDACTED]@TfL.gov.uk]

Sent: 15 December 2015 13:03

To: Wallace, Monique

Cc: [REDACTED] (ST)

Subject: Leegate shopping centre

Hi Monique,

I understand this is going to Committee with recommendation to defer.

For modelling this can help, if developers are willing to re-base their traffic models and develop a baseline model based on TfL newly improved junction in time for a new Committee date. They would need to work within TfL Model Audit Process and we need to set up a mechanism (regular technical meetings) to manage this aspect. If unable to do this, then as now, we would need a modelling review mechanism within s106. The implication for them is this will take time as will refining design options.

For trees, this is my understanding, they need to:-

1. Review detail of building line next to largest tree and adjust it to eliminate risk of harm to this tree.
2. Keep proposed building line but show how a reasonable footway could fit between tree and building line of site by adjustment to planter without harming the tree.
3. Agree to compensate TfL for loss of trees if their removal proves unavoidable, which is the case for at least one tree.

Item 1, is within their gift. Item 2, needs technical evidence to convince TfL, and Item 3 is for them to offer based on the TfL advice on values of our assets. The Committee report suggests TfL was not clear about loss of our trees. However, these trees are TfL's and within the highway. TfL advice on trees is published in our Streetscape Guidance and we regard trees as assets that we wish to maintain.

Regards

Melvyn

Melvyn Dresner

Principal Technical Planner | North Team | Borough Planning

Transport for London

10th Floor Windsor House

42-50 Victoria Street

SW1H 0TL

Jonathan Aubrey

From: Jonathan Aubrey
Sent: 19 April 2016 10:09
To: 'Wallace, Monique'; [REDACTED]
Cc: [REDACTED]
Subject: RE: Leegate

Importance: High

Monique,

This issue is best addressed by TfL, I have cc'd Tristan and Anne who can provide a steer on your query .

Tristan can you provide clarification on this issue raised by Monique.

Kind Regards,

Jonathan

From: Wallace, Monique [mailto:Monique.Wallace@lewisham.gov.uk]
Sent: 19 April 2016 09:54
To: Jonathan Aubrey
Cc: [REDACTED]
Subject: Leegate

Good morning Jonathan,

I hope you are well.

I've been looking up some old notes for Leegate and have come across the attached response from TfL which states that they are agreeable to the overall level of car parking proposed. However, in the GLA Stage I response, the TfL (Via the GLA) object to the level of parking proposed.

When we received this letter (attached) from Tristan last year, we just went back with a lot of questions. Through the subsequent series of emails, there doesn't appear to be anywhere where TfL (Anne Crane, Tristan Gielen or Melvyn Dresner) have reversed that comment. With this in mind, could you please confirm whether you (GLA) still stand by your objection to the car parking provision.

Excerpt from the GLA stage I response:

Car parking 64

Whilst TfL considers that the proposed residential parking provision is acceptable, TfL seeks a reduction in the level of town centre parking proposed for the non-residential elements of the scheme to at least accord with the maximum London Plan (2015) standards. This reduction could also assist in addressing the highways impacts of the development referred to above TfL has reviewed the submitted Car Park Management Plan (CMP).

For your information, the Committee meeting intended for 28 April 2016, has been postponed and we are yet to confirm when in May the meeting might take place. Once I know, I will advise you accordingly.

In the mean time, I would greatly appreciate your response to the point raised above as soon as possible this week.

Kind regards,

Jonathan Aubrey

From: Jonathan Aubrey
Sent: 31 March 2016 13:22
To: 'Wallace, Monique'
Subject: RE: Meeting - Leegate Shopping Centre

Hi Monique,

Just a catch up for my work schedule, has a committee date been set for Leegate?

Thanks

Jonathan

From: Wallace, Monique [mailto:Monique.Wallace@lewisham.gov.uk]
Sent: 15 January 2016 11:53
To: Jonathan Aubrey
Subject: Meeting - Leegate Shopping Centre

Good morning Jonathan,

After meeting with the applicant team this week, they wanted to establish what the meeting with yourselves would entail.

From my point of view, I am seeking your assistance with particular regard to the following:

- Speaking to TfL regarding their objections to the removal of their trees (Officers are mindful not to recommend a landscaping condition which cannot be delivered if the TfL objections are maintained)
- Policy compliant supermarket car parking provision - related to reducing the number of car parking in order to accommodate a drop/off collection point on-site/implications to the highway

From the applicant's point of view, if the meeting were to discuss the outstanding TfL/GLA matters as set out in the Stage 1 response to the planning application, they have advised that there is nothing further for them to add at this stage of the planning process. They would however, appreciate your support with regard to the objection from TfL regarding their trees as that could also have implications on the necessary Stopping Up of the TfL highway; the applicant has agreed to pay for replacement trees but moving the building in order to retain a tree as TfL have implied, would in their words 'render the development unviable'.

In light of the above, the applicant would prefer to use the time available to address the outstanding issues raised in the committee report, endorsed by Lewisham Planning Committee in December rather than meet on the 22nd January. Therefore, I suggest that the you, I and TfL and the applicant continue to maintain an open email and telephone dialogue regarding the trees in particular in order to come to an agreement about how we can move the scheme forward.

I'm in the office for the remainder of today, so if you would like to discuss anything, please do not hesitate to contact me.

Kind regards,

Monique Wallace
Senior Planning Officer, North Team
Planning Service, London Borough of Lewisham

3rd Floor, Laurence House, 1 Catford Road
London SE6 4RU
Telephone: 020 8314 [REDACTED]

From: Jonathan Aubrey [mailto:Jonathan.Aubrey@london.gov.uk]
Sent: 14 January 2016 13:28
To: Wallace, Monique; Justin Carr; 'Gielen Tristan'; 'Hall, Sarah L (UK - London)'
Cc: Killian Morris; Colin Darby; [REDACTED] (UK - London) ([REDACTED]@deloitte.co.uk)
Subject: RE: Leegate Shopping Centre

Monique,

Can you help chase up the applicant/agent on this meeting TFL/GLA can only do 22 January 2016 at 1pm.

Kind Regards,

Jonathan

From: Wallace, Monique [mailto:Monique.Wallace@lewisham.gov.uk]
Sent: 12 January 2016 11:42
To: Jonathan Aubrey; Justin Carr; 'Gielen Tristan'; 'Hall, Sarah L (UK - London)'
Cc: Killian Morris; Colin Darby; [REDACTED] (UK - London) ([REDACTED]@deloitte.co.uk)
Subject: RE: Leegate Shopping Centre

Good morning Justin,

Thank you for arranging this.

I can make any time except for the Wednesday slot.

I will hold the Friday 22nd and Thursday 28th slots in my diary until the meeting is confirmed.

Kind regards,

Monique Wallace
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Subject: Leegate Shopping Centre
Importance: High

Monique/All,

I have discussed this application with Justin (Planning Manager) and it was agreed that a meeting to look at remaining issues would be beneficial. Can you check your diaries for availability for a meeting at City Hall:

Wednesday 20 January at 10:30 am

Friday 22 January at 13:00

Thursday 28 January at 12:30 am

Justin's diary is pretty full and these are the few days/times when rooms are available. Can you get back to asap on availability for these days. Tristan it is essential you/TFL attend.

Can you get back to me asap.

Kind Regards

Jonathan

If you're not on the electoral register, you won't be able to vote for The Mayor of London or London Assembly next May.

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Jonathan Aubrey

From: Jonathan Aubrey
Sent: 02 March 2015 10:44
To: 'Hall, Sarah L (UK - London)'
Subject: RE: Leegate planning application submission

Sarah,

Documents have arrived.

Regards

Jonathan

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

From: Hall, Sarah L (UK - London) [mailto: [REDACTED]@deloitte.co.uk]

Sent: 26 February 2015 15:24

To: Jonathan Aubrey

Cc: Killian Morris ([REDACTED]@stmodwen.co.uk) ([REDACTED]@stmodwen.co.uk); Colin Darby ([REDACTED]@stmodwen.co.uk); [REDACTED] (UK - London); [REDACTED]

Subject: Leegate planning application submission

Jonathan,

Further to our initial pre-application meeting with the GLA on 23 September, I can now confirm that the application for the regeneration of Leegate Shopping Centre has been submitted to, and validated by the London Borough of Lewisham.

I have sent the GLA a hard and electronic copy of all the documents that have been submitted to the London Borough of Lewisham. The box of documents should arrive by courier at your offices this afternoon for your attention.

I'd be grateful if you could confirm receipt of the documents.

Kind regards

Sarah Hall
Planner
Deloitte Real Estate
Athene Place, 6th Floor,
66 Shoe Lane, London, EC4A 3BQ, UK

[REDACTED]
[REDACTED]deloitterealestate.co.uk

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24 November 2014

Leegate Shopping Centre, Lee Green

In the London Borough of Lewisham

The proposal

The demolition and comprehensive redevelopment of the Leegate Shopping Centre for a retail led mixed use scheme within new buildings ranging from 2 to 11 storeys in height to provide a 3,901 sq.m. (A1) food store with additional ancillary circulation space, servicing, parking and café; 229 residential (C3) units; approximately 2,579 sq.m. of additional retail units (A1 to A4); 2,136 sq.m. leisure (D2); 376 sq.m. crèche/training (D1/D2); together with approximately 4,571 sq.m. of new or improved public realm, 420 car parking spaces, 490 cycle parking spaces, highways works, landscaping and other associated works.

The applicant

The applicant is **St Modwen Properties** and the agent is **Deloitte Real Estate**.

Context

1 A request was received for a pre-planning application meeting with the Greater London Authority on a proposal to develop the above site for the above uses. On the 23 September 2014 a pre-planning application meeting was held at City Hall with the following attendees:

GLA

- Jonathan Aubrey, Senior Strategic Planner (Case Officer)
- Lyndon Fothergill, Principal Strategic Planner
- Georgia Franco, GLA Energy
- Tom Jolley, Transport for London

Lewisham Council

- Gemma Barnes
- Monique Wallace
- Rachel Jones

Applicant

- Killian Morris and Colin Darby, St Modwen
- Joanne Dennis-Jones, Deloitte
- Sarah Hall, Deloitte
- Will Maby, GL Hearn
- Ken Thompson, Maccleanor Lavington
- Richard Lavington – Maccleanor Lavington
- Mark Fitch, Jacobs
- Sushil Pathak, Cudd Bentley

2 The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application. Please note that the quality of the advice you receive will be dependent upon the documentation that you let us have in advance of the meeting.

This note supersedes the advice note (D&P/3477/JA Pre-app) issued by the GLA on the 23 October 2014.

Site description

3 The proposal site is 2.25 hectares of developed land which is irregularly trapezoid in shape. The majority of the site is in the applicant's ownership.

4 The site is currently occupied by concrete and brick building dating from the 1960's of up to eight storeys in height. On the ground floors and first floors the land use is predominantly retail with a number currently vacant units. In the north-west corner is Leegate House a seven storey office building and in the north east corner is Cantilver House which comprises five storeys of commercial floorspace with an area of ground floor open space partially used for open air market stalls.

5 On the southern perimeter of the site above the shopping precinct are a number of residential blocks up to three storeys in height and a two storey car park building.

Details of the proposal

6 The proposal envisages the demolition of the existing Leegate Shopping Centre to provide a retail led mixed use development comprising:

Use Class	A1		A1 - A4		C3		D1/D2		D2	
Land Use	Foodstore	m2	Retail (etc)	m2	Residential	m2	Community	m2	Gym	m2
	Sales floor	3,901	Commercial	1,697	Main	26,374	Main	376	Main	2,136
	Circulation	1,518	Service access	185	Back of House	5,272				
	Ancillary	513	Public House	697						
	Service bay	1,045								
	Back of House	1,495								
	Plant	322								
	Parking	8,834								
	Café	335								
Totals (GEA)		17,963		2,579		31,646		376		2,136

**Total (GEA)
Floorspace 54,700**

7 The key design and development features of the proposal are:

- The full redevelopment of the urban block with the development edges wrapped around the food store/warehouse/service yard.
- An arcade that separates the food store from retail units that would act as an entrance foyer to the proposed supermarket.

- New buildings ranging from 2 to 11 storeys in height with massing based around a podium with second floor car park and third floor shared communal courtyard.
- New shop units facing onto Eltham Road and Burnt Ash Road.
- Approximately 4,571 sq.m. of public realm.
- Approximately 420 car parking spaces and 490 cycle parking spaces.
- Highways works and landscaping on Eltham Road and Burnt Ash Road.

Strategic planning issues and relevant policies and guidance

8 The relevant issues and corresponding policies are as follows:

- | | |
|---------------------------|---|
| • Mix of uses | <i>London Plan;</i> |
| • Housing | <i>London Plan; Housing SPG; Housing Strategy; draft Revised Housing Strategy; Shaping Neighbourhoods: Play and Informal Recreation SPG; draft Shaping Neighbourhoods: Character and Context SPG;</i> |
| • Affordable housing | <i>London Plan; Housing SPG; Housing Strategy; draft Revised Housing Strategy;</i> |
| • Density | <i>London Plan; Housing SPG;</i> |
| • Urban design | <i>London Plan; draft Shaping Neighbourhoods: Character and Context SPG; Housing SPG; London Housing Design Guide; Shaping Neighbourhoods: Play and Informal Recreation SPG;</i> |
| • Tall buildings/views | <i>London Plan, Revised View Management Framework SPG;</i> |
| • Access | <i>London Plan; Accessible London: achieving an inclusive environment SPG;</i> |
| • Sustainable development | <i>London Plan; Sustainable Design and Construction SPG; Mayor's Climate Change Adaptation Strategy; Mayor's Climate Change Mitigation and Energy Strategy; Mayor's Water Strategy;</i> |
| • Ambient noise | <i>London Plan; the Mayor's Ambient Noise Strategy;</i> |
| • Transport and parking | <i>London Plan; the Mayor's Transport Strategy;</i> |
| • Crossrail | <i>London Plan; Mayoral Community Infrastructure Levy; Crossrail SPG.</i> |

9 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area are Lewisham Core Strategy, Development Plan DPD (2011), saved policies in the adopted Lewisham UDP (2004) and the 2011 London Plan (with 2013 alterations). The following are also relevant material considerations:

- The National Planning Policy Framework and Technical Guide to the National Planning Policy Framework.
- The draft Further Alterations to the London Plan (FALP) (2014).
- Lewisham Council Development Management Local Plan (2014).

Principle of development

10 The redevelopment of the site to provide a new supermarket, approximately 229 new homes, new retail units, a public house, and a new gym and a community facility is strongly supported by GLA officers.

11 However, the proposals could involve the loss of existing community uses (including a church) which are supported and protected by London Plan policy 3.16 (Protection and enhancement of social infrastructure) and policy 3.1 (Ensuring equal life chances for all). The applicant has indicated that the redevelopment would include the offer of a retail unit on a rent free basis to a community group and this is welcome and should be secured in any S106 agreement. It is however requested the applicant should in addition indicate what arrangements are being made for the relocation of the evangelical church and any support that would be offered to it.

Retail

12 The site is located within the boundary Lee Green town centre which is defined as a district centre in London Plan table A2.1 (Town centres classifications and broad future directions). As the site is also within a town centre and identified in Lewisham Council's Core Strategy for retail led mixed use redevelopment, there is no requirement under London Plan policy 4.7 (Retail and town centre development) for the applicant to provide a sequential test or retail impact assessment. The applicant is however requested to provide a study of potential impacts on existing shopping provision within Lee Green within its planning statement.

13 This should also set out the approach to decanting existing operating businesses (including the Weatherspoon's public house) and the existing community use/s and make reference to the criteria set out in Annexe 2 of the London Plan (London's town centre network).

Housing mix

14 London Plan policy 3.8 encourages a full range of housing choice. This is supported by the London Plan Housing SPG, which seeks to secure family accommodation within residential schemes, particularly within the social rented sector, and sets strategic guidance for councils in assessing their local needs. Policy 3.11 of the London Plan states that within affordable housing provision, priority should be accorded to family housing. Also relevant is Policy 1.1, part C, of the London Housing Strategy, which sets a target for 42% of social/affordable rented homes to have three or more bedrooms.

15 The proposed residential mix does not provide for a reasonable provision of larger units with just 9% three bed units, whilst 35% are one bed dwellings and 56% are 2 bed dwellings. Twelve of the twenty one 3 bed units would be provided as town houses facing onto Carston Close and are indicated by the applicant as being affordable dwellings. Although these larger town houses are very welcome, the overall percentage of larger units should be increased to create a more diverse housing mix.

Affordable housing

16 London Plan policy 3.11 (Affordable housing targets) requires borough councils to "seek the maximum amount of affordable housing". In order to give impetus to a strong and diverse housing sector, 60% of affordable housing provision should be for social rent and affordable rent and 40% for intermediate rent or sale. Priority should also be given to affordable family housing.

17 Furthermore the draft Further Alterations to the London Plan (January 2014) include in policy 3.12 a new section C which states: *'Affordable housing should normally be provided on-site. In exceptional cases where it can be demonstrated robustly that this is not appropriate in terms of the policies in this Plan, it may be provided off-site. A cash in lieu contribution should only be accepted where this would have demonstrable benefits in furthering the affordable housing policies in this Plan and should be ring-fenced and, if appropriate, pooled to secure additional affordable housing either on identified sites elsewhere or as part of an agreed programme for provision of affordable housing.'*

18 The Lewisham Council affordable housing requirement set by its Core Strategy policy 1 is for 50% as a starting point for negotiations in all developments. The policy states where the site is in an area of high concentration of social housing the Council would consider a contribution to be provided in a way which assists the securing of a more balanced social mix – this may include a higher percentage of intermediate units.

19 The applicant has not provided full details of the affordable housing provision as the accommodation schedule is under development, but has provisionally indicated that it is targeting a potential 26% affordable units provision across the development. At the pre-application meeting the applicant stated that the three-bed town house units in the south of the site will be affordable dwellings, but no affordable units are so far indicated for the remainder of the housing development proposals.

20 The applicant stated that discussions have been held with Registered Providers (RP) that operate in Lewisham, but they are still to come to an agreement on the provider, number of units and type. These on-going discussions are welcome and should be set out within any planning application.

21 For this scheme GLA officers would require that all affordable housing should be provided on site and not through a donor site or payment in lieu. This is because the scheme design appears to provide opportunities to integrate a range of affordable unit types given the multiple cores being provided. The applicant's finalised approach and level of commitment to providing affordable housing should be justified through a viability assessment using the GLA/Three Dragons Tool Kit or similar model. This will be should be independently reviewed on behalf of Lewisham Council and discussions held with GLA officers.

22 Should the affordable housing be shared ownership provided through a Registered Provider (RP), future sales would have to recycle receipts and usually the RP will have first option to purchase units back. If it is not the case the GLA would require a mechanism in any S106 to ensure equivalent "recycling" so the affordable benefit is not lost.

Housing density

23 London Plan policy 3.4 seeks to optimise the potential of sites having regard to local context, design principles and public transport accessibility. The application should be accompanied by an estimate of net development density and this should relate to table 3.2 of the London Plan.

Urban design

Layout

24 The proposed scheme is well designed, successfully integrating a large supermarket with servicing, car parking and residential accommodation above.

25 Particularly welcomed is the way in which the architects have wrapped the supermarket unit with active uses on all sides ensuring a good distribution of activity and overlooking on all surrounding streets and avoiding any large amounts of blank frontage facing the public realm. Where retail units or townhouses could not be provided, the architects have designed the foyers to the residential cores to be wide and shallow so that they wrap the retail unit, and have located inhabited staff areas where this was not possible.

Residential quality

26 The residential quality is high, with each core accessed directly from the street providing legible entrances with to each individual block which is strongly supported. Each block provides clusters of no more than eight units on each floor, ensuring a good sense of community to each block and 70% dual aspect units. The provision of stand-alone townhouses is also strongly supported, as these not only increase the number of houses, they also successfully wrap the supermarket improving the quality of Carston Road

Building height & massing

27 The overall height and massing of the scheme ranges from three to eleven storeys in height, with the taller element marking the crossroads of Eltham and Lee High Road. Whilst the building is larger and bulkier than the surrounding context its town centre location is considered an appropriate place for this scale of development.

Building appearance

28 The appearance of the building is characterised by its brick cladding and simple gridded elevation. The drawings indicate a high quality of detailing and materials which is also welcomed. To ensure this quality is delivered, the applicant is strongly encouraged to retain the same architects through to construction phase.

Children & young person's play

29 Children and young people need free, inclusive and accessible spaces offering high-quality play and informal recreation opportunities in child-friendly neighbourhood environments. Policy 3.6 of the London Plan seeks to ensure that all children and young people have access to such provision. The challenge facing boroughs and their partners in play provision will be to find opportunities to retain and increase the provision of play and informal recreation, particularly in housing developments.

30 The applicant has not completed work on the child yield for the development due to the housing mix being under development and this calculation should be completed before submission. The design proposals do indicate that the child play space will be provided on the podium level for the apartment accommodation and at the pre-application meeting it was indicated that the town house play space provision would be off site using nearby parks.

31 The design & access statement should clearly set out how different age group play needs are to be met. This should include a review of existing facilities in the immediate area to meet play requirements of older children. Detailed guidance is set out with benchmark standards in the Mayor's Shaping neighbourhoods: play and recreation SPG (2012).

Energy

32 The applicant should note that since 6 April 2014, the Mayor applies the 35% carbon reduction target beyond Part L 2013 of the Building Regulations as set out in the revised energy assessment guidance available on the GLA website. This is deemed to be broadly equivalent to the 40% target beyond Part L 2010 of the Building Regulations, as set out in London Plan Policy 5.2 for 2013-2016.

33 The applicant should commit to meeting Part L 2013 by efficiency measures alone. Evidence of how it is proposed that this will be achieved should be provided. The energy strategy should also include the following:

- The applicant has acknowledged that that from 6 April 2014 the Mayor applies the 35% carbon reduction target beyond Part L 2013 of the Building Regulations as set out in the revised energy assessment guidance available on the GLA website.
- Updated energy assessment planning guidance is available on the GLA website. This provides further information on the revised targets to take into account the new Part L 2013 of the Building Regulations. It also provides details on the information that should be submitted within the energy statement to be submitted at Stage 1. See link <http://www.london.gov.uk/priorities/planning/strategic-planning-applications/preplanning-application-meeting-service/energy-planning-gla-guidance-on-preparing-energy-assessments> (please note that the most up to date version should be applied when submitting the Stage 1 application).
- The applicant should commit to meeting Part L 2013 by efficiency measures alone. Evidence of how it is proposed that this will be achieved should be provided in the form of sample modelling outputs (e.g. DER, TER and BRUKL sheets including efficiency measures alone).
- Evidence should be provided on how the demand for cooling will be minimised through passive design in line with policy 5.9.
- The applicant has investigated opportunities for connection to nearby district heating networks and found that there are none. The applicant has committed to providing a site wide heating network suitable for connection to wider district networks now or in the future.
- The site should be served by a single energy centre.
- A plan showing the size and proposed location of the energy centre should be provided.
- The applicant is proposing to use CHP to serve the space heating and domestic hot water for the residential and the domestic hot water for the retail. Air source heat pumps are proposed to provide the space heating and cooling for the retail. A feasibility assessment of the CHP system should be included in the Stage 1 application including details on the management and electricity sales arrangements for the system. If CHP is still proposed it should be optimised by maximising the demand it is serving so the system should be designed to also meet the space heating demand of the retail units.
- If solar technologies are proposed, a plan showing the proposed location of the installation should be provided.

34 Updated energy assessment planning guidance is available on the GLA website. It provides details on the information that should be submitted within the energy statement to be submitted at Stage 1. See link <http://www.london.gov.uk/priorities/planning/strategic-planning-applications/preplanning-application-meeting-service/energy-planning-gla-guidance-on-preparing-energy-assessments>.

Noise

35 Policy 7.15 (Reducing noise and enhancing soundscapes) of the London Plan states that development proposals should seek to reduce noise by minimising the existing and potential adverse impacts of noise on, from, within, or in the vicinity of, development proposals as well as separating new noise sensitive development from major noise sources wherever practicable through the use of distance, screening or internal layout in preference to sole reliance on sound insulation. The Mayor will also support new technologies and improved practices to reduce noise at source, especially in road, rail and air transport. In addition standard 5.2.1 of the Mayor's Housing SPG states that developments should avoid single aspect dwellings that are north facing, exposed to NEC C or D or contain three or more bedrooms.

36 The applicant should demonstrate that the noise impacts on the car park and service yard operations on adjacent units is fully explained and mitigated against with particular reference to the dwellings adjacent to the open area in the shared communal courtyard.

Air quality

37 London Plan policy 7.14 sets out that all development proposals should be at least air quality neutral and not lead to further deterioration of existing poor air quality. The applicant should demonstrate that the air quality impacts on residential units adjacent to the car park and service areas are fully investigated and outline the proposed mitigation measures that will be adopted.

Transport

38 Transport for London (TfL) attended a GLA pre application meeting relating to this proposal on 23 September 2014. The level of comments below is therefore only intended to be a summary of TfL's view of this proposal. TfL will review the Transport Assessment when an application is submitted to council for approval. To assist in the development of the TA, TfL's 'Transport Assessment Best Practice Guidance' document is found on our website at the following links: <http://www.tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guidance> and <http://www.tfl.gov.uk/cdn/static/cms/documents/example-high-level-transport-assessment-structure.pdf>.

39 TfL has previously indicated its requirements to the developer in its pre application advice letter dated 16 July 2014. This letter covers matters relating to walking, cycling, public transport, the Transport for London Road Network (TLRN), and parking. In summary, TfL expects that cycle parking, electric vehicle charging points (ECVPs), disabled parking, and car parking will accord with London Plan standards. A PERS audit and wayfinding strategy should form part of the TA.

40 With respect to the access arrangements along Burnt Ash Road, TfL is currently reviewing this with a view to ensuring that the TLRN is not adversely affected. It is anticipated that the TA will also address the effect of this development on the operation of buses. A financial contribution for capacity enhancements may also be required.

41 TfL expects a financial contribution towards Legible London Signage and the installation of new bus stops in the vicinity of the subject site.

The Mayor's CIL

42 In accordance with London Plan policy 8.3, the Mayoral Community Infrastructure Levy (CIL) came into effect on 1st April 2012. All new developments that create 100 sq.m. or more of additional floor space are liable to pay the Mayoral CIL. The levy is charged at £35 per square metre of additional floor space in the London Borough of Lewisham.

43 The applicant can estimate the future CIL charge by referring to the Greater London Authority website <http://www.london.gov.uk/publication/mayoral-community-infrastructure-levy>.

Conclusion

44 The principle of the redevelopment of the site for mixed use development is supported by strategic planning policy. However, issues relating to housing, community use, urban design, inclusive design, energy, noise, air quality and transport should be addressed before the application is submitted.

for further information, contact GLA Planning Unit (Development & Projects Team):

Colin Wilson, Senior Manager – Development & Projects

020 7983 4783 email colin.wilson@london.gov.uk

Lyndon Fothergill, Principal Strategic Planner

020 7983 4512 email lyndon.fothergill@london.gov.uk

Jonathan Aubrey, Case Officer

020 7983 5823 email jonathan.aubrey@london.gov.uk
