

Paul Robinson

From: [REDACTED]
Sent: 11 April 2018 14:45
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 4431 The International Academy of Greenwich - Pre-planning application meeting
Attachments: DP4431.pdf; Final International Academy of Greenwich Pre-App TfL Comments.docx

Hi [REDACTED]

Thanks for this. Both the formal pre-app response and the pre-app comments from TfL are attached.

Kind regards

From: [REDACTED] [mailto:[REDACTED]@tfl.gov.uk]
Sent: 11 April 2018 14:19
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 4431 The International Academy of Greenwich - Pre-planning application meeting

Hi [REDACTED]

Was the pre-app response letter for this proposal sent through to the applicant? If so, would you be able to forward it on to me.

It looks like the school are consulting now. See their materials here: <http://www.iaog.org.uk/wp-content/uploads/2018/03/IAG-Plans-March-18.pdf>

Within, it contains: "In consultation with TfL we have agreed to include a new signal controlled pedestrian crossing (Pelican or Toucan) on Eltham Road. This was discussed and agreed with TfL." Which we have not agreed to that, therefore we'd like to check through the pre-app response letter that was issued.

Kind regards,

[REDACTED]

[REDACTED]

Assistant Planner (East), Spatial Planning | Transport for London
☎ External: +44 (0)20 3054 [REDACTED] | ☎ Auto: [REDACTED] | e-mail: [REDACTED]@tfl.gov.uk

 Please consider the environment before printing this e-mail

GREATER **LONDON** AUTHORITY

[REDACTED]
JLL,
30 Warwick Street,
London,
W1B 5NH

Our ref: D&P/4431/01
Date: 10 December 2017

Dear [REDACTED]

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

Site: Bowring Sports Ground (International Academy of Greenwich)
LB: Greenwich
Our reference: D&P/4431/01

Further to the pre-planning application meeting held on 24 October 2017 and the informal site visit on 16 November 2017, I enclose a copy of the GLA's assessment which sets out our advice and matters which will need to be fully addressed before the application is submitted to the local planning authority.

The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

Yours sincerely

[REDACTED]
[REDACTED]
Senior Manager – Development & Projects

cc [REDACTED] Tfl

10 January 2018

International Academy of Greenwich

in the London Borough of Greenwich

The proposal

Demolition of existing structures and development of new five form entry state secondary school on Metropolitan Open Land, with associated Multi Use Games Area and car parking.

The applicant

The applicant is **Education and Skills Funding Agency** and the architect is **architecture initiative**.

Context

1 On 24 October 2017 a pre-planning application meeting to discuss the above proposal for the above site was held at City Hall, with the following attendees:

GLA Group:



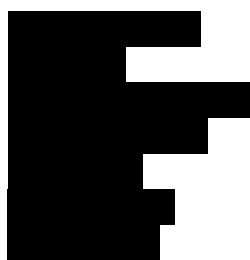
Senior Strategic Planner, case officer
Senior Strategic Planner, design officer
Principal Strategic Planner
TfL Borough Planning
TfL Borough Planning

LPA:



RB Greenwich

Applicant:



JLL
JLL
Robert West
Architecture Initiative
Architecture Initiative
Education and Skills Funding Agency
Education and Skills Funding Agency

2 The advice given by GLA officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of an application.

Site description

3 The site lies within the Bowring Group Sports Ground, north of Eltham Road. It is designated as Metropolitan Open Land (MOL). It is bound to the south by residential estates, to the east by Weigall Road Sports Ground and to the north by the park and the River Quaggy, a tributary of the River Ravensbourne. At present, the site houses a sports pavilion and some hard landscaping in the southernmost part.

4 The site lies on the western boundary of the Royal Borough of Greenwich, and the London Borough of Lewisham lies on the south side of Eltham Road. The school's catchment area is likely to span the two boroughs.

5 The site is located in between Blackheath and Lee Rail Stations. Both stations are approximately 1 kilometre away from the site and are served by South Eastern trains offering frequent services towards Dartford, [REDACTED] and London Charing Cross. Blackheath provides additional services to London Victoria, whilst Lee Station provides services to London Cannon Street. There are four bus stops within 200 metres of the site, providing access to seven different services. Despite proximity to the bus services, the site has a PTAL rating of 2 (poor), on a scale of 0 to 6b, where 6b is excellent.

Details of the proposal

6 It is proposed to demolish the existing pavilion building, outhouse and flood defence wall and develop a school on the site, behind a new, relocated flood defence wall. It is also proposed to create a two or three court Multi Use Games Area (MUGA). Internally, the proposals include a sports hall, theatre, science labs, classrooms, drama studio and sixth form facilities.

Strategic planning issues and relevant policies and guidance

7 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area comprises Greenwich Core Strategy (2014) and Site Allocations (Local Plan) (consultation draft, February 2016) and the 2016 London Plan (Consolidated with Alterations since 2011).

8 The following are relevant material considerations:

- National Planning Policy Framework;
- National Planning Policy Guidance; and
- Draft London Plan (consultation draft, December 2017)

9 The relevant strategic issues and corresponding policies are as follows:

- | | |
|---------------------------|---|
| • Metropolitan Open Land | <i>London Plan;</i> |
| • Urban design | <i>London Plan; Shaping Neighbourhoods: Character and Context SPG; Housing SPG; Shaping Neighbourhoods: Play and Informal Recreation SPG.</i> |
| • Inclusive design | <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> |

- Transport

London Plan; the Mayor's Transport Strategy; Land for Industry and Transport SPG.

Summary of meeting discussion

10 Following a presentation of the proposed scheme from the applicant team, the meeting discussions covered strategic issues with respect to the following: principle of development; MOL; urban design; inclusive access; transport; and sustainable development. GLA officer advice in respect of these issues is set out within the sections that follow.

Principle of development

Metropolitan Open Land

11 London Plan Policy 7.17 affords Metropolitan Open Land (MOL) the strongest possible protection, whilst Policy G3 of the draft London Plan states that MOL should be protected from inappropriate development and proposals that harm MOL should be refused. Both policies state that national Green Belt policies, set out within the NPPF, apply to MOL and therefore MOL is offered the same protection as Green Belt.

12 Chapter 9 of the NPPF is entitled 'protecting Green Belt land' and applies equally to MOL. Paragraph 79 states that the fundamental characteristic of the Green Belt is its openness and its permanence and a key purpose of the Green Belt is to prevent encroachment that would reduce green space, as per paragraph 80.

13 Paragraph 87 of the NPPF states that inappropriate development is, by definition, harmful to MOL and should not be approved except in 'very special circumstances'. When determining applications, LPAs should ensure that substantial weight is given to any harm to the Green Belt; 'very special circumstances' will not exist unless the potential harm to MOL by reason of inappropriateness, or any other harm, is clearly outweighed by other considerations.

14 The construction of new buildings should be regarded as inappropriate development, as set out in paragraph 89, with the following limited exceptions:

- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building, provided the new building is the same use and not materially larger than the one it replaces;
- Limiting infilling in villages, and limited affordable housing for local community needs;
- Limited infilling or the partial or complete redevelopment of previously development sites (Brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

15 Paragraph 90 lists a limited number of development types which are not regarded as inappropriate development, provided they preserve the openness of the Green Belt, these are: mineral extraction; engineering operations; local transport infrastructure; reuse of buildings; and development brought forward under a Community Right to Build Order. The development of school buildings is not such a type of development.


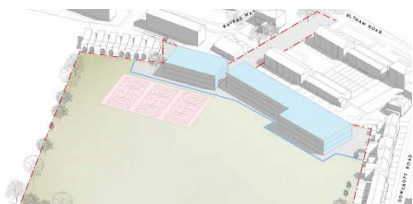

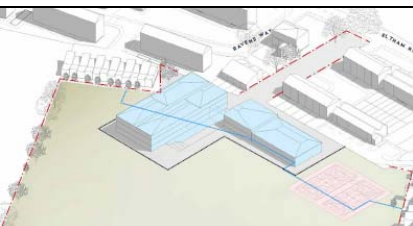
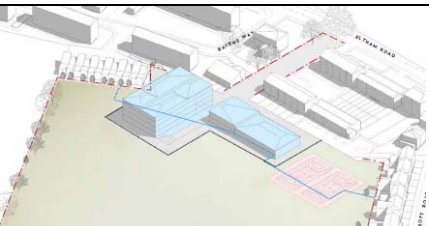
16 The existing flood defence wall runs around the perimeter of the sports ground before cutting across the site in the south, dividing the sports ground into two sides and effectively two typologies: the area north of the flood defence wall, which is entirely greenfield; and the smaller area south of the flood defence, which features the pavilion, the hard standing, pathway and some grassed areas between. Whilst it must be acknowledged that the entire site is within MOL, the area south of the flood defence wall can be considered previously developed land. It would, therefore, be considered 'limited infilling' and an exception to 'inappropriate development', in accordance with paragraph 89 of the NPPF, subject to a robust assessment with regards to impact on openness.

17 In accordance with London Plan Policy 7.17, draft London Plan Policy G3 and the NPPF, development of a school on undeveloped MOL is wholly unacceptable; any development proposed on this site must successfully be contained solely within the previously developed section, south of the existing flood defence wall. This must include all hardstanding and MUGA/artificial playing fields. Any development north of the existing wall, on undeveloped MOL, is inappropriate development, in accordance with paragraph 89 of the NPPF, and is unacceptable unless it is demonstrated that 'very special circumstances' outweigh harm to MOL. It must be noted, however, that GLA officers consider that any development beyond the wall would significantly harm MOL and it is unlikely to be offset by any 'very special circumstances'. Notwithstanding this, the harm to MOL and the applicant's justification for the 'very special circumstances' is considered further below.

Building orientation and harm to the MOL

18 At the pre-application meeting, the applicant presented a scheme that was formed of two buildings, linked by a walkway, projecting northwards into MOL. The arrangement, as proposed, is unacceptable as it would significantly encroach into green undeveloped land within MOL and would harm its openness. At the meeting, alternative orientations and layouts were discussed. Following the meeting, the applicant provided alternative options for comment; table 1 below outlines these options. Whilst the applicant's options exercise is welcomed, it is noted that the designs presented are concept and, as such, a full review of the detailed design, layout and impact of any proposed option would be required before any formal view could be provided.

Table 1: Development options

	Layout (nb. aerial view is looking south)	Description	Building footprint sq.m	Hardstanding sq.m
Existing		Pavilion building and outhouse – hardstanding not shown	578	4,076
Option 1		3 storey linear building behind existing flood wall	2,397	2,308
Option 2		Part 2/3 storey building, relocation of flood wall. Option presented at pre-application meeting	2,345	2,543
Option 3		Part 2/3 storey, as option 2 with communal building rotated horizontally	2,345	2,816
Option 4		Part 2/4 storey, increased height to reduce encroachment, orientation as as option 3.	2,080	2,816

19 Option 1 is a 3-storey linear building, which follows the boundary of the sports field, lies behind the existing flood wall and is primarily located on the previously developed land. It is noted that this option would result in the 3-storey school building being positioned very close to the two storey residential dwellings to the south of the site; however, there is a line of tall coniferous trees between the site and these residential dwellings, which limit views out of these properties onto MOL. Whilst this option would limit built development to the previously developed section of the site and therefore would be considered limited infilling, it does propose locating the MUGA on the north side of the flood defence wall, which is unacceptable. Furthermore, GLA officers have serious concerns as to whether, when fully designed, this option could contain all development within the southern section as discussed below.

20 Options 2 and 3 would be inappropriate due to their projection into MOL, breaking up its continuity, and their related impact on its openness. Further, as the built form in options 2 and 3 project beyond the existing flood wall, it would be necessary to relocate the flood wall further north; the perception of this would be to further reduce the size and openness of MOL. Of the options presented, these options are the most harmful to the MOL, are unacceptable, would not be supported and must be disregarded in any further design.

21 Option 4 features one linear block and one perpendicular block. The perpendicular block extends beyond the existing flood wall, but to a lesser degree than options 2 and 3 (enabled through an additional storey and resultant reduced floorplate). Whilst the encroachment and impact on the openness of MOL is reduced, when compared against options 2 and 3, this option is also unacceptable due to encroachment into MOL and subsequent impact on openness. This option must be disregarded.

22 In summary, of the options presented, options 2, 3 and 4 are unacceptable; the layout of the buildings result in significant encroachment into undeveloped MOL, and the perception of this encroachment is then intensified through the relocation of the flood defence wall further into MOL. In addition to the buildings, all options include the development of a hard-surfaced MUGA in MOL, which results in additional unacceptable encroachment.

23 As set out in paragraph 17, any development on the site (including any hardstanding) must not breach the existing flood defence wall; the existing wall must remain the northern boundary of the site's developed area. Whilst option one could be considered suitable for further interrogation, GLA officers have serious concerns regarding whether a school of the required size, with all of the internal and external facilities necessary, including all hardstanding, circulation, parking and MUGA / artificial sports pitches, can be accommodated on the area of the site south of the flood defence wall. For any development on previously developed MOL to be considered to meet the exception test, it must have no greater impact on openness; a full views assessment will therefore be required in order to assess whether the scale of development is acceptable.

Case for very special circumstances (VSC)

24 As discussed above, any inappropriate development in the MOL must ensure that any harm is outweighed by 'very special circumstances'. The applicant has presented a 'very special circumstances' in the submission documents, as follows:

1. The development will meet the accommodation needs of an existing school;
2. The development will contribute towards required school places for the Royal Borough of Greenwich and wider area;

3. There are a lack of suitable and deliverable alternative sites within the school's catchment area;
4. The development is largely confined to the area of previously developed land, together with ecological and landscape measures; and
5. The development would provide enhanced indoor and outdoor sports provision which, together with the new school facilities, would benefit the existing school and the wider community.

Analysis of case for VSC

25 The applicant quotes Greenwich's Council's School Capacity Survey (2016) to demonstrate that there is need for school places in the borough. According to this data there is a shortfall of 226 places in 2019/2020, 567 in 2020/2021 and 1,103 in 2021/2022.

26 Whilst there may be need for school places in the borough as a whole, the applicant has not demonstrated specific need for the school in this location, such as oversubscription at nearby state schools or whether capacity could be accommodated across the borough boundary in Lewisham. Evidence of engagement with both Greenwich Council and Lewisham Council is required to understand how need could be met across both boroughs.

27 Having regard to alternative sites, a full sequential analysis of all alternative sites which have been considered, with reasons for rejection, must be submitted with an application in order to support an argument that no feasible alternative sites exist, in Lewisham or Greenwich, to meet any evidenced educational need. The sequential test must also consider options to co-locate the school with other schools or expand existing schools.

28 With regard to enhanced sports facilities, these are welcomed provided that it is demonstrated that the proposals will not result in the loss of existing sports pitches. However, this does not constitute a case for VSC as it is not demonstrated that enhanced sports facilities cannot be delivered elsewhere or as part of a policy compliant development of the site.

Conclusion on MOL

29 To conclude on Metropolitan Open Land policy considerations, the development of school buildings or any associated facilities, such as MUGA or parking, on undeveloped MOL is inappropriate development by definition and is wholly unacceptable. Inappropriate development is only considered acceptable where 'very special circumstances' outweigh any harm to MOL; whilst the applicant has presented a VSC case, it is not considered that these reasons currently outweigh any harm.

30 However, development on the area south of the existing flood defence wall can be considered limited infilling, in accordance with paragraph 89 of the NPPF and subject to an assessment of openness, and is therefore an exception to this inappropriate development test. In order to meet this exception test, all development (including all hardstanding, parking and MUGA) must be contained behind the existing wall and the development must have no greater impact on openness than the existing site.

Educational facilities

31 London Plan Policy 3.18 and draft London Plan Policy S3 seeks to ensure that there is a sufficient supply of good quality educational facilities. Further, draft London Plan Policy S3 states that development proposals for education should, inter alia, be located in areas of identified need

and in accessible locations. As noted above for the applicant's VSC case, the applicant should seek to demonstrate that there is need for a school in this location, as well as seek to meet the other requirements of draft London Plan Policy S3 to ensure the strongest possible case is presented at application stage.

Urban design

32 Good design is central to all objectives of the London Plan and draft London Plan. It is noted that the detailed design of the proposals will be contingent on the layout and orientation of the proposals.

33 The design presented at the pre-application meeting (now referred to as Option 2) has a rational layout in terms of positioning the two blocks towards the southeast corner of the site and framing the entrance route from Eltham Road; however, as discussed above, the orientation of blocks would significantly encroach into the MOL and breach the line of the existing flood wall. In order to address this and minimise the extent of encroachment, the applicant was advised to explore alternative layout and massing options. On review of the options presented and following an informal site visit, GLA officers consider that any development must be contained within the area defined by the flood wall.

34 Notwithstanding the above, the sculpted roofline approach is welcomed in terms of minimising the perception of massing impact on the openness of the MOL, while also creating two distinctive but simple building forms. The intention to use a simple palette of high quality facing materials is strongly supported.

35 Officers would welcome further discussion on the points raised to arrive at the best possible design outcome before any application is submitted.

Inclusive access

36 London Plan Policy 7.2 and draft London Policy D3 require that all new development is accessible and inclusive for all. Any application must provide full details of the accessibility and how any level changes are managed. The DAS should include an access statement, assessing the scheme against relevant Building Regulations and Sport England Guidance, where relevant.

Flood risk

37 The site is partially located within Environment Agency Flood Zone 1 and within an area designated as a Flood Storage Area for the Quaggy River. In accordance with London Plan Policy 5.12 and draft London Plan Policy SI12, a detailed Flood Risk Assessment (FRA) should be submitted with any planning application; this must include pre-agreements from the Environment Agency if it is proposed to move the flood defence wall. In addition, a full SuDS and drainage strategy will be required. The detailed flood risk comments will be provided to the applicant.

Transport

38 The site is accessed from Eltham Road, which is part of the Transport for London Road Network. School pick up and drop offs may have adverse impact on the road network; as such, measures to mitigate any impacts will be required, in accordance with draft London Plan Policy T4.

39 Whilst the London Plan and draft London Plan does not provide any specific guidance on parking for schools, the draft London Plan seeks to reduce overall car reliance. The school proposes 22 car parking spaces; this has been derived from a scaling up of the existing school's modal shift.

Given this context, the applicant should first seek to reduce the number of spaces, in line with draft London Plan Policy T2 which promotes healthy streets. If it can be robustly demonstrated that this is not possible, the applicant must rigorously justify the number of car parking spaces proposed. The two proposed Blue Badge parking spaces should be retained.

40 London Plan Policies 6.9 and 6.10 promote cycling and walking, whilst draft London Plan Policy T2 introduces a 'Healthy Streets' approach, with a key principle to reduce the dominance of vehicles on London's streets. In this context, the proposed road crossing should be a toucan crossing to ensure priority to pedestrians and cyclists. Further, in line with draft Policy T2, the applicant should consider formalising any existing desire lines to ensure that the site is permeable and accessible for pedestrians.

41 The proposed development should meet draft London Plan standards on cycle parking, in accordance with draft London Plan Policy T5, including providing some spaces for non-standard bikes and scooters. Changing and storage facilities must also be provided for staff.

42 Any application should be accompanied by a comprehensive Transport Assessment, Travel Plan, Delivery and Servicing Plan and Construction Logistics Plan.

Conclusion

43 The development of school buildings and any associated facilities, such as hardstanding, MUGA and parking, on undeveloped MOL is inappropriate development and is wholly unacceptable. The land south of the existing flood defence wall is considered to be previously developed land where limited infilling is an exception to inappropriate development, in accordance with the NPPF. In order to meet this exception test, all development (including any hardstanding or MUGA) must be limited to the area south of the existing wall and a full assessment on the impact on openness undertaken.

44 Any development which breaches the existing flood defence wall is inappropriate and unacceptable and would only be considered acceptable where 'very special circumstances' outweigh any harm to MOL, in accordance with the NPPF. At present, the case for VSC has not been adequately set out. The points raised in this report with respect to educational facilities, design, inclusive access, transport and flood risk must also be addressed prior to the submission of any application.

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

[REDACTED], Senior Manager – Development and Projects

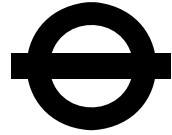
020 7983 [REDACTED] email [REDACTED]@london.gov.uk

[REDACTED], Principal Strategic Planner

020 7983 [REDACTED] email [REDACTED]@london.gov.uk

[REDACTED] Senior Strategic Planner (case officer)

020 7983 [REDACTED] email [REDACTED]@london.gov.uk



To: [REDACTED]

From: [REDACTED]
TfL Borough Planning
9th floor 5 Endeavour Square

GLA ref: 4431

TfL ref: 17/4702

Phone: 020 3054 [REDACTED]

Date: 7th December 2017

International Academy of Greenwich – TfL comments

The new draft London Plan was published on 29 November 2017 and sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. It is expected that all planning decisions within London should follow London Plan policies. As such, TfL will be expecting all new planning applications to look to be compliant with the policies as set out within the new draft London Plan.

Location

The site of the proposed new five form entry secondary school and sixth form is located within land to the north of Eltham Road. The site is bounded by Weigall Road Sports ground to the east, Quaggy River and Blackheath Park to the north and residential properties to the south and west. Access to the site will be from an existing priority junction along Eltham Road.

The Eltham Road, A20, forms part of the Transport for London Road Network (TLRN). TfL is the highway authority for the TLRN, and are therefore concerned about any proposal which may affect the performance and/or safety of the TLRN.

Public Transport Accessibility Levels

The site is located in between Blackheath and Lee Rail Stations, with both in the region of 1km away from the site. The two stations are served by South Eastern trains and offer frequent services towards Dartford, [REDACTED] and London Charing Cross. Blackheath provides additional services to London Victoria, whilst Lee Station provides services to London Cannon Street.

There are four bus stops within 200m of the site, providing access to seven different services, namely the; 122, 178, 202, 261, 321, 621 and N21.

The site currently records a Public Transport Accessibility Level (PTAL) of 2 according to TfL's WEBCAT service, which is classified as having 'poor' accessibility by public transport.

Transport Assessment

The Transport Assessment (TA) to support the application should accord to TfL guidance. The TA guidance is available at:

<https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/transport-assessment-introduction>

Car Parking

In the absence of specific car parking guidance in the current or draft London Plan for educational facilities the applicant should provide clear justification for proposed parking levels. The approach currently taken is to assume that car parking demand be 'scaled-up' from the existing sites modal split. TfL disagrees with this approach and the applicant should discourage car-use in favour of public and active transport modes. TfL would therefore recommend that the 22 car parking spaces be reduced as much as possible. A reduction in car parking provision is supported by Policy T2 Healthy Streets of the Draft London Plan, as this will improve the balance of space to give pupils, staff and other visitors to the site greater opportunities to dwell, walk and cycle. It will also make the entrance to site greener, safer and more pleasant.

The two disabled parking spaces should be retained through any changes to the design and the applicant should provide at least 20% of all spaces to be have active provision of Electrical Vehicle Charging Points in line with current London Plan Policy 6.13 Parking. However, TfL would encourage the applicant to look to provide all parking spaces with infrastructure for electric or other Ultra-Low Emission vehicles, to be in line with Policy T6 Car Parking of the Draft London Plan.

Walking and Cycling

TfL would encourage the applicant to consider changing the design of the proposed crossing to a toucan crossing. This will give equal opportunity and safety to both pedestrians and cyclists, encouraging uptake of active modes.

TfL would also request the applicant pursues a formalisation of the desire line that will be created by students approaching from the south of the site on Leyland Road and the location of the proposed crossing, making walking more convenient for students.

It was recommended that the applicant would produce a supplementary technical note or inclusion in the TA that will address the concerns raised by TfL about the site's compliance with Healthy Streets.

TfL would encourage the applicant to meet London Plan minimum cycle parking standards, as shown in Table 6.3 of current London Plan policy 6.9 and of Table 10.2 of draft London Plan policy T5. Given the educational use on site allow for appropriate levels of cycle parking spaces to be allocated to non-standard bikes and scooters. Changing and storage space for staff in line with London Plan standards and London Cycling Design Standards (LCDS) should also be provided.

Delivery and Servicing

In principle, TfL welcomes that the delivery and servicing is proposed to be contained within the site. However, to ensure that Eltham Road is not congested with traffic entering the single access road to the school, TfL requests that there should be a managed Delivery and Servicing Plan (DSP) in line with current London Plan Policy 6.11 and draft London Plan Policy T7.

Impact on TLRN

Due to the school generating student drop-off and pick-up, TfL would be concerned regarding the impact on the TLRN. The proposals for how this will be managed and the impact on the TLRN mitigated for should be included in the formal submission. The proposed crossing and its impact on the TLRN, will also have to be fully assessed by TfL, upon submission of the application. TfL would encourage the school to pursue a staggering of school hours, to lower the impact on the bus network.

Planning Documents

The application should be supported by a Travel Plan, Design and Access Statement, Construction Logistics Plan and a DSP. The Travel Plan, to cover both pupils and staff should be produced by the applicant as part of the submission should be in line with TfL's Transport Plan Guidance available at: <https://tfl.gov.uk/info-for/urban-planning-and-construction/travel-plans>

Paul Robinson

From: [REDACTED] <[REDACTED]@eu.jll.com>
Sent: 30 July 2018 17:48
To: [REDACTED]
Subject: RE: International Academy Greenwich

[REDACTED]
Many thanks for forwarding my email to the support team.
The issue is now resolved and I have submitted the request.
If you could come back to me on dates w/c 13th August that would be great.
Regards
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 30 July 2018 17:08
To: [REDACTED]
Subject: [EXTERNAL] RE: International Academy Greenwich

Hi [REDACTED]
I've asked the support team to find out what's going on. Let me know if you don't hear from them
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@eu.jll.com]
Sent: 30 July 2018 12:38
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: International Academy Greenwich

[REDACTED]
I hope you are well.
We are looking into arranging a second pre-app meeting with the GLA on the above project, however I can't seem to get on to the new pre-app system online to register the request.
Are you able to help with the above?
We hoping to have a meeting w/c 13th August to present the updated scheme.
Many thanks
[REDACTED]

[REDACTED]
Associate Director - Planning, Development & Heritage
JLL
30 Warwick Street London W1B 5NH

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Paul Robinson

From: [REDACTED]@tube.tfl.gov.uk>
Sent: 18 September 2018 09:09
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 4431 - Bowring Ground - International Academy Greenwich

Hi [REDACTED]

Our Assistant Planner - [REDACTED] - will attend the pre-app tomorrow and take over the case from [REDACTED]
Please can you forward any relevant documents if applicant has circulated anything.

Thanks,
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 17 September 2018 16:56
To: [REDACTED]
Subject: RE: 4431 - Bowring Ground - International Academy Greenwich

Hi [REDACTED]

Just wondering whether anybody is able to attend this? I am being chased by the applicant so just want to let them know either way

Thanks!

From: [REDACTED]
Sent: 14 September 2018 11:27
To: [REDACTED] <[REDACTED]@tfl.gov.uk>
Subject: 4431 - Bowring Ground - International Academy Greenwich

Hi [REDACTED]

I have a follow up pre-app on Wednesday 19th 10 – 11:30 for a site in Lewisham where they propose a new secondary school. [REDACTED] was previously the case officer.

The applicant want TfL to attend so I just wondered whether anybody might be able to make it? Though, noting how busy we all are, if not, then I'll suggest that you just feed some written comments into our response later

Thanks
[REDACTED]

[REDACTED] | Senior Strategic Planner | Development & Projects | Development, Enterprise & Environment
GREATER LONDON AUTHORITY | 4th Floor, City Hall, The Queen's Walk, London SE1 2AA
[REDACTED] | Email: [REDACTED]@london.gov.uk

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Paul Robinson

From: [REDACTED]
Sent: 18 September 2018 17:03
To: [REDACTED]
Subject: RE: Bowring Sports Ground (International Academy of Greenwich) Meeting to be re-arranged

Hi [REDACTED]

Further to the below and to enable me to issue an agenda, please can you confirm your attendees and whether LBG are coming?

Thanks
[REDACTED]

From: [REDACTED]
Sent: 18 September 2018 09:59
To: [REDACTED] <[REDACTED]@eu.jll.com>
Subject: RE: Bowring Sports Ground (International Academy of Greenwich) Meeting to be re-arranged

Hi [REDACTED]

Energy just said they don't have any availability

[REDACTED]

From: [REDACTED] <[REDACTED]@eu.jll.com>
Sent: 18 September 2018 09:38
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Bowring Sports Ground (International Academy of Greenwich) Meeting to be re-arranged

Hi

Thanks for confirming – if you could let me know about the energy officer by the end of the day so I can let the energy consultant know if they are required to attend the meeting or not.

Thanks
[REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]
Sent: 18 September 2018 09:26
To: [REDACTED] <[REDACTED]@eu.jll.com>
Subject: [EXTERNAL] RE: Bowring Sports Ground (International Academy of Greenwich) Meeting to be re-arranged

Hi [REDACTED]

TfL can attend. I haven't heard either way from the energy team.

Thanks
[REDACTED]

From: [REDACTED] <[REDACTED]@eu.jll.com>
Sent: 17 September 2018 16:46

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

Subject: RE: Bowring Sports Ground (International Academy of Greenwich) Meeting to be re-arranged

[REDACTED]

If you could let us know when you are able to if TfL are attending on Wednesday, as I would need to confirm to the transport consultant if we still need them to attend.

Thanks

[REDACTED]

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

Sent: 17 September 2018 09:29

To: [REDACTED] <[REDACTED][eu.jll.com](mailto:[REDACTED]@eu.jll.com)>

Subject: [EXTERNAL] RE: Bowring Sports Ground (International Academy of Greenwich) Meeting to be re-arranged

Hi [REDACTED]

I will find out whether an energy office can come.

On the invoice, I'm pretty sure that's our invoice (as GLA) rather than TfLs as it's for the amount of a GLA follow – up pre-app. I haven't had confirmation from TfL about whether they are attending yet. The previous case office, [REDACTED] has left TfL now.

Thanks

[REDACTED]

From: [REDACTED] <[REDACTED][eu.jll.com](mailto:[REDACTED]@eu.jll.com)>

Sent: 14 September 2018 16:58

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

Subject: RE: Bowring Sports Ground (International Academy of Greenwich) Meeting to be re-arranged

[REDACTED]

Further to the below our energy consultant is available to attend the meeting on Wednesday – are you able to confirm if the energy officer is available?

Regards

[REDACTED]

From: [REDACTED]

Sent: 13 September 2018 17:08

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

Subject: RE: [EXTERNAL] RE: Bowring Sports Ground (International Academy of Greenwich) Meeting to be re-arranged

[REDACTED]

Apologies, I thought I filled something out on the form that queried this.

For the meeting we were seeking to provide an update on the proposals following our last pre-application meeting and prior to planning submission.

Therefore I am assuming the meeting will mainly focus on the revised layout / design of the building and the impact on the MOL. We would therefore require the design officer to attend. TFL have submitted a fee already for the meeting so I am assuming they are attending?

In terms of energy, I am just checking if our consultant is available to attend and will come back to you confirming this as it would be good to pick up on these elements.

Thanks

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 13 September 2018 11:59
To: [REDACTED] [REDACTED] <[REDACTED]@eu.jll.com>
Subject: [EXTERNAL] RE: Bowring Sports Ground (International Academy of Greenwich) Meeting to be re-arranged

Please can you confirm what you'd like this follow up to focus on topic-wise as I can't see any covering letter in your submission documents which sets this out? I just need to confirm whether our energy officer needs to come if we are discussing that, and if we are discussing design, then a design officer.

Many thanks

From: [REDACTED] [REDACTED] <[REDACTED]@eu.jll.com>
Sent: 10 September 2018 14:30
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Bowring Sports Ground (International Academy of Greenwich) Meeting to be re-arranged

Many thanks for your email.

If possible we would like to keep the 19th September date for the meeting. Unfortunately we are submitting the application at the end of October, therefore the 17th October would be too late in process for us to have a meeting and we are unable to delay submission of the application further. We would be happy for the meeting feedback to follow post the meeting on the 17th October if that would be helpful?

Regards

[REDACTED]
Associate Director - Planning, Development & Heritage
JLL
30 Warwick Street London W1B 5NH

[REDACTED]
[REDACTED]@eu.jll.com
jll.co.uk/residential

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]

Sent: 10 September 2018 11:42

To: [REDACTED] <[REDACTED]@eu.jll.com>

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

Subject: [EXTERNAL] Bowring Sports Ground (International Academy of Greenwich) Meeting to be re-arranged

Dear [REDACTED]

With the case officer for this case, [REDACTED] she would like for this meeting to be re-arranged.

She would like to have this meeting after the hearing, [REDACTED]; she will be back in office on 15 October.

The first available date is 17 October. Please let me know if this date works for you, and I can get a time in the diaries.

We would like to apologise for the inconvenience.

Kind Regards,

[REDACTED]

[REDACTED] [REDACTED]

Apprentice - Planning

Development, Enterprise and Environment

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[REDACTED]

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Paul Robinson

From: [REDACTED] [REDACTED] <[REDACTED]@eu.jll.com>
Sent: 14 September 2018 12:35
To: [REDACTED]
Subject: RE: Bowring Sports Ground (International Academy of Greenwich) Meeting to be re-arranged

Thanks – if you could confirm on fees and TfL's attendance that would be great.

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 14 September 2018 12:28
To: [REDACTED] [REDACTED] <[REDACTED]@eu.jll.com>
Subject: [EXTERNAL] RE: Bowring Sports Ground (International Academy of Greenwich) Meeting to be re-arranged

This might just be the invoice from our pre-app, as its for £2k + VAT which is the price of a follow up pre-app. We share various facilities with TfL. Regardless, I'll find out if TfL are available.

From: [REDACTED] [REDACTED] <[REDACTED]@eu.jll.com>
Sent: 14 September 2018 11:03
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Bowring Sports Ground (International Academy of Greenwich) Meeting to be re-arranged

Great thanks for confirming.

Attached is what we received from TFL and it refers to the GLA pre-app so I assume they are attending.

Thanks

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 14 September 2018 11:01
To: [REDACTED] [REDACTED] <[REDACTED]@eu.jll.com>
Subject: [EXTERNAL] RE: Bowring Sports Ground (International Academy of Greenwich) Meeting to be re-arranged

Thanks, this document is on our system.

I've double checked and [REDACTED] is available to attend

Kind regards

From: [REDACTED] [REDACTED] <[REDACTED]@eu.jll.com>
Sent: 14 September 2018 10:40
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Bowring Sports Ground (International Academy of Greenwich) Meeting to be re-arranged

Also to confirm, we provided the attached document containing updated information when we submitted the request.

Thanks

[REDACTED]

From: [REDACTED]
Sent: 14 September 2018 10:34
To: [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED@london.gov.uk])>
Subject: RE: [EXTERNAL] RE: Bowring Sports Ground (International Academy of Greenwich) Meeting to be re-arranged

[REDACTED]

We required a design officer to attend the meeting, and given the attached email the meeting was delayed to ensure his attendance?

Thanks

[REDACTED]

From: [REDACTED] [[mailto:\[REDACTED@london.gov.uk\]](mailto:[REDACTED@london.gov.uk])]
Sent: 14 September 2018 10:05
To: [REDACTED] <[REDACTED][eu.jll.com](mailto:[REDACTED@eu.jll.com])>
Subject: [EXTERNAL] RE: Bowring Sports Ground (International Academy of Greenwich) Meeting to be re-arranged

Hi [REDACTED]

Thanks for this. Unfortunately there are no design officers available to attend on Wednesday, so we won't be able to discuss that in detail, though our written response can cover it off.

Is the TFL fee for their own pre-application meeting?

Thanks

[REDACTED]

From: [REDACTED] <[REDACTED][eu.jll.com](mailto:[REDACTED@eu.jll.com])>
Sent: 13 September 2018 17:08
To: [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED@london.gov.uk])>
Subject: RE: Bowring Sports Ground (International Academy of Greenwich) Meeting to be re-arranged

[REDACTED]

Apologies, I thought I filled something out on the form that queried this.

For the meeting we were seeking to provide an update on the proposals following our last pre-application meeting and prior to planning submission.

Therefore I am assuming the meeting will mainly focus on the revised layout / design of the building and the impact on the MOL. We would therefore require the design officer to attend. TFL have submitted a fee already for the meeting so I am assuming they are attending?

In terms of energy, I am just checking if our consultant is available to attend and will come back to you confirming this as it would be good to pick up on these elements.

Thanks

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 13 September 2018 11:59
To: [REDACTED] [REDACTED] <[REDACTED]@eu.jll.com>
Subject: [EXTERNAL] RE: Bowring Sports Ground (International Academy of Greenwich) Meeting to be re-arranged

[REDACTED]

Please can you confirm what you'd like this follow up to focus on topic-wise as I can't see any covering letter in your submission documents which sets this out? I just need to confirm whether our energy officer needs to come if we are discussing that, and if we are discussing design, then a design officer.

Many thanks

[REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED]@eu.jll.com>
Sent: 10 September 2018 14:30
To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Bowring Sports Ground (International Academy of Greenwich) Meeting to be re-arranged

[REDACTED]

Many thanks for your email.

If possible we would like to keep the 19th September date for the meeting. Unfortunately we are submitting the application at the end of October, therefore the 17th October would be too late in process for us to have a meeting and we are unable to delay submission of the application further. We would be happy for the meeting feedback to follow post the meeting on the 17th October if that would be helpful?

Regards

[REDACTED]

[REDACTED] [REDACTED]
Associate Director - Planning, Development & Heritage
JLL
30 Warwick Street London W1B 5NH

[REDACTED]
[REDACTED]@eu.jll.com
jll.co.uk/residential

From: [REDACTED] [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 10 September 2018 11:42
To: [REDACTED] [REDACTED] <[REDACTED]@eu.jll.com>
Cc: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Subject: [EXTERNAL] Bowring Sports Ground (International Academy of Greenwich) Meeting to be re-arranged

Dear [REDACTED]

With the case officer for this case, [REDACTED], she would like for this meeting to be re-arranged.

She would like to have this meeting after the hearing, [REDACTED]; she will be back in office on 15 October.

The first available date is 17 October. Please let me know if this date works for you, and I can get a time in the diaries.

We would like to apologise for the inconvenience.

Kind Regards,

[REDACTED]

[REDACTED]

Apprentice - Planning
Development, Enterprise and Environment
GREATERLONDONAUTHORITY
Tel: 020 [REDACTED]

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Invoice copy

Page 1 of 1

Customer address

JLL
30 Warwick Street
London
W1B 5NH
UNITED KINGDOM

Sender

Accounts Receivable
P.O. Box 45279
14 Pier Walk
London SE10 1AP
Telephone: 0343 222 5100
Fax: 0203 054 5332
email: creditcontrol@tfl.gov.uk
VAT Registration No. GB743811731

Information

Account number : [REDACTED]
Invoice number : 1800007786
Date/Tax pt. : 28 August 2018
Purchase order no. : 486500LON

Description	Net	VAT %	Amount in GBP
Pre-planning application meeting GLA 4431 Bowring Contact: [REDACTED] Email: [REDACTED]@eu.jll.com Telephone: [REDACTED] 32 GLA contact: [REDACTED] Exten no: 253 REF: 486500LON Pre-planning application meeting GLA 4431 Bowring	2,000.00	20.00	2,400.00

Total net	2,000.00
Total vat	400.00
Total inv	2,400.00

* Settlement terms: Due Net Within 28 Days

* Bank details: R B of Scotland, Lo [REDACTED] ummonds, 49 Charing Cross, London, SW1A 2DX
Sort code [REDACTED]
Account number [REDACTED]
Account title [REDACTED] ondon Authority Income

* Cheque payments: Please make cheques payable to Greater London Authority

Please send your remittance to Accounts Receivable, 1st Floor, PO Box 45279, 14 Pier Walk, London SE10 1AP, quoting account number and invoice number.

MAYOR OF LONDON

If you have problems reading this text please call 0343 222 5100

Paul Robinson

From: [REDACTED] [REDACTED] <[REDACTED]@eu.jll.com>
Sent: 18 September 2018 17:48
To: [REDACTED]
Subject: RE: GLA 4431 - Bowring Sports Ground (International Academy of Greenwich)

Thanks.

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 18 September 2018 17:41
To: [REDACTED] [REDACTED] <[REDACTED]@eu.jll.com>
Subject: [EXTERNAL] RE: GLA 4431 - Bowring Sports Ground (International Academy of Greenwich)

Thanks

Agenda attached

See you tomorrow

[REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED]@eu.jll.com>
Sent: 18 September 2018 17:28
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: FW: GLA 4431 - Bowring Sports Ground (International Academy of Greenwich)

[REDACTED]

Please see below.

As of last week the officer at RBG has changed on the project, I spoke to him on Monday and he has confirmed he will be attending tomorrow. His name is [REDACTED] [REDACTED]

Thanks

[REDACTED]

[REDACTED] [REDACTED]
Associate Director - Planning, Development & Heritage
JLL
30 Warwick Street London W1B 5NH

[REDACTED]
[eu.jll.com](mailto:[REDACTED]@eu.jll.com)
jll.co.uk/residential

From: [REDACTED] [REDACTED]
Sent: 14 August 2018 13:31
To: 'planningsupport@london.gov.uk' <planningsupport@london.gov.uk>
Subject: RE: [EXTERNAL] GLA 4431 - Bowring Sports Ground (International Academy of Greenwich)

Hi

Please see below list of attendees:

[REDACTED] (ESFA)
[REDACTED] (AI)
[REDACTED] (Robert West)
[REDACTED] (Wynn Williams – Landscape)
[REDACTED] (JLL)
[REDACTED] (JLL)

Thanks

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

Sent: 10 August 2018 13:18

To: [REDACTED] [REDACTED] <[\[REDACTED\]@eu.jll.com](mailto:[REDACTED]@eu.jll.com)>

Subject: [EXTERNAL] GLA 4431 - Bowring Sports Ground (International Academy of Greenwich)

Dear [REDACTED] [REDACTED]

Site: Bowring Sports Ground (International Academy of Greenwich), Former Bowring Sports Ground, Eltham Road, Greenwich , London , SE3 9DY

LB: Greenwich

Our reference: GLA/4431

Your request for a pre-planning application advice meeting has been confirmed for **Wednesday 19 September @ 10:00** at City Hall.

Please could you let us know who will be attending and whether you want a laptop and projector for the meeting?

PLEASE NOTE

Due to security arrangements, you must inform the Pre-app Support Team (email: Pre-applications@london.gov.uk) of **ALL attendees**. Anyone who is not listed as attending may be refused entry to City Hall.

Likewise, **if you want to have a model delivered** to the City Hall Loading Bay, we must be informed **in advance**. If we have not been made aware that a model is being delivered to the Loading Bay, it will not be allowed to be brought into the building.

Meeting arrangements

When you arrive at City Hall for the meeting, please ask at reception for [REDACTED] [REDACTED]. You should allow time to clear security. It would be appreciated if you could arrive together to ensure the meeting starts on time.

We can only comment on information provided in advance of the meeting. Where we have no or limited information we will not be able to provide a comprehensive assessment. The advice letter will only address issues that you have sent documentation on. The case officer will carry out a site visit and assess the documentation prior to the meeting. A meeting note will be sent to you two working days prior to the meeting which will outline the issues that will be discussed. Detailed officer level comments will be issued by letter no more than ten working days after the meeting, unless otherwise agreed with the applicant.

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.

Freedom of Information

Since January 2005 the Freedom of Information Act 2000 has allowed the public to request information from public authorities including the Greater London Authority. The public will have a right to request information which includes pre-planning application advice and documents associated. Each case will be taken on its individual merits. If you have any concerns or wish to discuss this matter please contact [REDACTED] on [REDACTED] [london.gov.uk](https://www.london.gov.uk).

Cancellation

If, due to circumstances out of our control, we cancel the meeting we will reschedule for another time as soon as practical. Meetings can be rescheduled at your request up to 48 hours prior. The fee is non-refundable on cancellation.

Comments and complaints

If you are not happy with the service you have received and wish to complain or make a comment please contact [REDACTED] on [REDACTED] [london.gov.uk](https://www.london.gov.uk).

Further queries regarding the process can be sent to Pre-applications@london.gov.uk quoting the GLA reference number, whilst queries regarding policy and the content of the meeting should be sent to the case officer [REDACTED], email: [REDACTED] [london.gov.uk](https://www.london.gov.uk).

Yours sincerely

[REDACTED]

Pre-planning Applications Team

Pre-applications@london.gov.uk

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