

From: [REDACTED]
To: [REDACTED]
Subject: RE: Blossom Street Planning Submission
Date: 17 February 2015 13:11:41

[REDACTED],

Link to the planning application as follows:

<http://we.tl/BclQm35XQb>

Listed building consent:

<http://we.tl/yMmK3iZNqG>

These links will last for 5 days.

Regards,

[REDACTED]

From: [REDACTED]
Sent: 17 February 2015 12:05
To: [REDACTED]
Subject: RE: Blossom Street Planning Submission

[REDACTED]

A download link will be fine thanks, will have another look for the box – I'm sure it will turn up.

Regards

[REDACTED]

From: [REDACTED]
Sent: 17 February 2015 12:01
To: James Keogh
Subject: RE: Blossom Street Planning Submission

H [REDACTED]

The application is quite large and in a bespoke grey box with an image of the warehouse on the top. Hopefully it will turn up as the scheme is complex and the files and documents are all very large (and the printing was very expensive!!).

Did you want a CD or download link?

Regards,

[REDACTED]

From: [REDACTED]
Sent: 17 February 2015 11:39
To: [REDACTED]
Subject: RE: Blossom Street Planning Submission

Hi [REDACTED]

Would you mind resending the application docs for the above? Apologies for this, the CD and docs seem to have gone astray on the way to my desk. No need to send through the hard copies, digital copies will be fine.

This is due to go to the Mayor's meeting on the 18th March.

Many thanks

[REDACTED]

From: [REDACTED]
Sent: 19 December 2014 08:57
To: [REDACTED]
Subject: Blossom Street Planning Submission

Good morning [REDACTED]

We are submitting the Blossom Street redevelopment plans today. I am going to send a full application set plus CD to you at the GLA today as well.

LBTH should refer this to you sometime early in the new year.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: [REDACTED]
To: [REDACTED]
Subject: RE: Blossom Street Planning Submission
Date: 22 September 2015 16:26:02

Thanks [REDACTED], much appreciated.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: [REDACTED]
Sent: 22 September 2015 16:24
To: [REDACTED]
Subject: RE: Blossom Street Planning Submission

Sure, will call after the meeting (finishes at 4pm)

From: [REDACTED]
Sent: 22 September 2015 16:11
To: [REDACTED]
Subject: RE: Blossom Street Planning Submission

[REDACTED] any chance you can let me know the outcome ASAP after tomorrow?

Thanks,

[REDACTED]

From: [REDACTED]
Sent: 10 September 2015 10:54
To: [REDACTED]
Subject: RE: Blossom Street Planning Submission

No, this will be a closed meeting – the Mayor, Ed Lister and Senior Managers will be in attendance.

From: [REDACTED]
Sent: 10 September 2015 10:50
To: [REDACTED]
Subject: Re: Blossom Street Planning Submission

Thanks James. Can the public attend this?

†

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]

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London
SW1Y 5NQ

[REDACTED] website: www.dp9.co.uk

From: [REDACTED]
Sent: Thursday, 10 September 2015 10:48
To: [REDACTED]
Subject: RE: Blossom Street Planning Submission

Hi [REDACTED],

Yes the report will advise that the application has a significant impact on the implementation of the London Plan and a significant effect on more than one borough and there are therefore sound planning reasons for the Mayor to intervene in this case, as per the powers of the Mayor's Order 2008. The Mayor will make a final decision on this following the meeting on the 23rd.

[REDACTED]

From: [REDACTED]
Sent: 09 September 2015 18:05
To: [REDACTED]
Subject: RE: Blossom Street Planning Submission

Thanks [REDACTED].

At the Mayor's meeting, will officers give a recommendation?

From: [REDACTED]
Sent: 09 September 2015 17:54
To: [REDACTED]
Subject: RE: Blossom Street Planning Submission

Hi [REDACTED]

Sorry I've just picked this up having been away for a couple of weeks – thanks for sending through. I'm expecting the Stage 2 referral tomorrow and we are aiming for the Mayor's meeting on 23rd Sept when the Mayor where the Mayor will make a decision – will keep you posted should the timeframe change for any reason.

Kind [REDACTED]
James

From: [REDACTED]
Sent: 28 August 2015 08:53
To: [REDACTED]
Subject: RE: Blossom Street Planning Submission
Importance: High

Good morning [REDACTED],

Please be advised that the Blossom Street proposals were refused at committee on 21st July and the reasons for refusal were ratified last night at committee. I attach the committee report for reference. I think you can expect the application to be referred back to you in the next week or so.

Regards,

[REDACTED]

From: [REDACTED]
Sent: 19 December 2014 09:42
To: Tom Horne
Subject: RE: Blossom Street Planning Submission

Hi [REDACTED]

Thanks for letting me know, look forward to receiving the referral in due course.

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: 19 December 2014 08:57
To: [REDACTED]

Subject: Blossom Street Planning Submission

Good morning [REDACTED],

We are submitting the Blossom Street redevelopment plans today. I am going to send a full application set plus CD to you at the GLA today as well.

LBTH should refer this to you sometime early in the new year.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

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From: [REDACTED]
To: [REDACTED]
Subject: RE: Blossom Street Proposals
Date: 29 September 2015 17:53:30

[REDACTED] – just make sure you contact [REDACTED] as I am not in the office Thursday (I will monitor my e-mails but might not be able to respond).

[REDACTED]

From: [REDACTED]
Sent: 29 September 2015 16:55
To: [REDACTED]
Subject: RE: Blossom Street Proposals

[REDACTED]

Just to let you know we are also planning to visit the goods yard site on the same afternoon – we're still waiting to hear back on a time so we may end up arriving at Blossom Street slightly later at 2/2:30pm. Will confirm as soon as the BGY site visit is confirmed.

Thanks

[REDACTED]

From: [REDACTED]
Sent: 29 September 2015 15:57
To: [REDACTED]
Subject: RE: Blossom Street Proposals

[REDACTED]

1pm should be fine.

Our contact on the ground who can show you guys about is [REDACTED]

He is not part of the project team though and so has no knowledge of the proposals.

I suggest you give [REDACTED] a call sometime Thursday morning to firm up where and when you are meeting.

Regards,

[REDACTED]

From: [REDACTED]
Sent: 29 September 2015 13:47
To: [REDACTED]
Subject: Blossom Street Proposals

Just following up on last email – apparently the Mayor is now only free from 1pm on Thursday.

Thanks

From: [REDACTED]
Sent: 29 September 2015 13:45
To: [REDACTED]
Subject: RE: Blossom Street Proposals

Hi

The Mayor would like to do a Blossom Street site visit, including access to the warehouses so he can get his head around the scheme before the formal site visit following the representation hearing date announcement. He is available this Thursday morning – apologies for the short notice but would it be possible to arrange for access from 9am? I don't believe we would need much than hour or so.

Given that it is unlikely that we would be able to arrange a formal site visit with borough officers and such short notice, we felt it would be better to take this visit as an unaccompanied site visit and so would only require a member of the security team to meet us and escort us around the site and provide any necessary PPE.

Attendees would be the Mayor, Stewart Murray, [REDACTED] and myself and possibly Ed Lister.

If you could come back to me when you have a moment on whether this will be possible, that would be much appreciated.

Many thanks

From: [REDACTED]
Sent: 28 September 2015 11:49
To: [REDACTED]
Subject: RE: Blossom Street Proposals

Thanks [REDACTED]s.

We normally (there have been many site visits) meet outside the Malmin dentist on the corner of Norton Folgate and Folgate Street.

From: [REDACTED]
Sent: 28 September 2015 11:43
To: [REDACTED]
Subject: RE: Blossom Street Proposals

— yes that's fine.

Thanks

[REDACTED]

From: [REDACTED]
Sent: 28 September 2015 11:38
To: [REDACTED]
Subject: RE: Blossom Street Proposals

[REDACTED] – apologies, can we start this meeting at 14.30 and run to 16.00?

We probably wouldn't need a 3 hour site visit in any case.

[REDACTED]

From: [REDACTED]
Sent: 28 September 2015 11:20
To: [REDACTED]
Cc: Stewart Murray; [REDACTED]
Subject: RE: Blossom Street Proposals

Hi [REDACTED]

I can confirm that Wed 21st October 13:00-16:00 works for us.

Many thanks

[REDACTED]

From: [REDACTED]
Sent: 28 September 2015 09:38
To: [REDACTED]
Subject: RE: Blossom Street Proposals

[REDACTED] the following work for us:

Tues 20 Oct
11.30 – 12.30

Wed 21 Oct
13.00 - 16.00

Let me know which you would prefer ASAP.

Regards,

[REDACTED]

From: [REDACTED]
Sent: 24 September 2015 14:00
To: [REDACTED]
Subject: RE: Blossom Street Proposals

Hi [REDACTED]

I am free most of Monday and Tuesday afternoon but Stewart/[REDACTED] diaries are full most of next week. I'll speak to them and come back to you to suggest a time to meet asap.

In the meantime, would it be possible to set up a site visit – including access to the warehouse buildings within the next few weeks? It would be myself, [REDACTED] and possibly Stewart depending on his availability.

Having looked at diaries it looks like the following dates would be possible:

Thurs 8 Oct
1230 – 1330

Tues 20 Oct
0900 – 1230

Wed 21 Oct
1300 onwards

Thurs 22 Oct
1130 - 1330

Please let me know if any of these times would work for you.

Many thanks

[REDACTED]

From: [REDACTED]
Sent: 23 September 2015 17:41
To: [REDACTED] Stewart Murray
Subject: RE: Blossom Street Proposals
Importance: High

[REDACTED] / Stewart,

Now that we know the Mayor wishes to determine the application would it be possible to get a date in the diary to discuss next steps?

Did the Monday or Tuesday work for you next week?

Regards,

[REDACTED]

From: [REDACTED]
Sent: 18 September 2015 12:29
To: [REDACTED]; 'stewart.murray@[REDACTED]'

Subject: Blossom Street Proposals

Importance: High

Stewart [REDACTED]

I understand you guys have your meeting with the Mayor on 23rd September to determine whether the Mayor is minded to intervene in this scheme or not.

I think from our clients perspective we would like to have a date pencilled in soon afterwards in order to discuss next steps should the Mayor decide to take over the applications. If the Mayor decides not to this will obviously fall away.

Can you let me know some slots that might work for you both? Perhaps Monday 28th or Tuesday 29th?

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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EMAIL NOTICE:

From: [REDACTED]
To: [REDACTED]
Subject: RE: Blossom Street Proposals
Date: 25 September 2015 11:34:27

Thanks [REDACTED] Will come back to you with site visit dates.

Any word on an initial meeting w/c 5th Oct?

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Blossom Street TfL Financial contribution request - Response to Arup's comments dated 15 March 2015
Date: 21 May 2015 12:59:04
Importance: High

Dear [REDACTED]

Further to your additional information relating to a request for financial contributions from Transport for London (TfL) (email dated 30 April 2015 below) in relation to the Blossom Street planning application (ref. PA/14/03548) we set out our ongoing concerns with regard to both the nature and scale of the contributions requested.

I am sure you are aware of The Community Infrastructure Levy Regulations 2010 (as amended) which introduced statutory tests for the use of planning obligations (Regulation 122). Regulation 122 states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In general terms, the contributions you have requested would appear to fail the first test in that they are not necessary to make the development acceptable in planning terms. There is also a question as to whether these contributions are directly related to the development and whether they are fairly and reasonably related to scale. These tests are further explored in the detail to each point below.

A further concern in relation to the Community Infrastructure Levy Regulations is with regard to a potential breach of Regulation 123 and the pooling restrictions. Please can you provide details of whether any of the projects you have requested funds for have funding secured from other planning permissions. As you will be aware, it would be a breach of Regulation 123 if 5 or more separate planning obligations secured funding for these projects.

As mentioned, we are of the opinion that the contributions requested are not necessary to make the development acceptable in planning terms. As such, any requests for these funds would thus be a more generic transport request. We would highlight the fact that the London Borough of Tower Hamlets has published their Regulation 123 infrastructure list which contains 'Roads and other transport facilities'. Clearly these requests fall in to this category and are satisfied by the Borough CIL charge which is now in operation.

The remainder of this response deals with each funding request in turn.

Shoreditch Triangle Improvements

The contribution sum of £730,000 has been calculated with reference to the level of trips generated from the Blossom Street site compared with the Bishopsgate Goods Yard proposal. The location of the Blossom Street site is different to the Bishopsgate Goods Yard site and

therefore the distributions of the Blossom Street site pedestrian and cyclist trips on the local network are not the same - the majority of the Blossom Street pedestrian trips will be to and from the public transport facilities which are located to the south of the Shoreditch Triangle Improvement scheme and will therefore not pass through it.

We therefore consider that the request for a contribution of £730,000 is not necessary to make the development acceptable in planning terms as there is no local transport issue derived from the Blossom Street proposals that requires mitigation. Furthermore, it is clearly not directly related to the development by virtue of its location some distance from the site.

Commercial Street Cycle Improvements

No information has been provided to allow us to determine whether the contribution request for £20,000 is necessary, directly related or fairly and reasonably related to the scale of development. Please provide details of how this sum has been calculated based on the net impact of the Blossom Street proposals.

Cycle Hire Contribution

This high number of cycle trips, as set out in the request, associated with the Blossom Street development proposals are primarily associated with the 8% cycle mode share for the office use. A total of 413 cycle parking spaces are provide in line with the Further Alteration to the London Plan (2015) standards. These 413 cycle parking spaces will cater for 19% of the daily building occupancy. This does not demonstrate a requirement to mitigate the impact of cyclists with an on-street docking station as the scheme provides infrastructure to accommodate the high number of cycle trips predicted. Furthermore the London Plan states that 'cycle hire docking stations should not be considered a substitute for cycle parking facilities'. In addition, it should not be for development to contribute to an existing service offered by TfL. If there is insufficient funding to maintain the docking station then the charging of the Cycle Hire should be reviewed. In light of these points, the contribution to the Cycle Hire scheme is not necessary to make the development acceptable in planning terms and is not directly related to the development.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: [REDACTED]

Sent: 30 April 2015 16:46

To: [REDACTED]

Cc: [REDACTED]

[REDACTED] e

Subject: Blossom Street TfL Financial contribution request - Response to Arup's comments dated 15 March 2015

Dear [REDACTED]

Blossom Street TfL Financial contribution request - Response to Arup's comment dated 15 March 2015

I am writing in response to your comments on the memo to me on 15 March 2015, regarding TfL's contribution requests for various projects in the vicinity of the site.

1. Shoreditch Triangle Improvement

TfL has been developing an improvement proposal around the Shoreditch Triangle area, initially focussing on cycling and pedestrian safety and physical route improvement as part of the Better Junction Initiative. Since our initial comments to LBTH and GLA in February, this project has become part of the Transforming Streets and Places portfolio, with broader aims for overall improvements to all surface transport modes, however cycle and pedestrians remain an essential element and TfL is committed to deliver improvement for them. As the Blossom Street proposal will generate a large number of pedestrians and cycle trips throughout the day, the scheme will provide mitigation/ benefit to members of public occupying/ visiting the proposal development. I am attaching earlier option drawings concerning the section of Shoreditch High Street immediately north of the site, showing the proposed cycle and junction improvement for your reference only, they will be superseded by further refinement as the scheme develops.

In terms of cost, as the scope of the project is going to be widened, it will exceed the estimated cost of £4.5m as we advised you earlier. However, you may appreciate our contribution request for £730K toward this project nonetheless remains unchanged. This contribution figure has been calculated with reference to the level of trips generated from your site compared to the Bishopsgate Goods Yard proposal. I also note your query regarding s106 obligation for the Bishopsgate Goods Yard application. As you may have heard, that project is stalled at the moment for various reasons, I therefore regret that I cannot advise you further regarding that project.

2. Commercial Street Cycle Improvement

TfL is also developing cycle improvements on Commercial Street immediately north of your site, the current estimate cost is at least £100K, or greater if a segregated cycle lane option is adopted. I am attaching an initial proposal for your reference only, as this will subject to further changes as the project progress. The cycle improvement would provide mitigation against an increase of cycle trips from your proposal and will provide better safety and accessibility to cyclists travelling to/ from your site. Therefore our contribution request for £20K toward this project is reasonable and justifiable.

3. Cycle Hire contribution

TfL notes that the closest docking station, at Norton Folgate, is already subject to heavy demand and is full 12% of time – at AM and PM peaks, well over our operational target of 5% indicating they experience a high level of demand. The demand on the two closest stations is set to increase in coming years. As a high number of cycle trips have been predicted for your development, it would be necessary to mitigate the additional demand to be generated from your proposal. Rather than requesting either a full or partial contribution for a docking station at this location, TfL considers an operational contribution of £90K to mitigate the additional stress on the existing network is necessary. This will enable TfL to provide a consistent and adequate level of services to these docking stations, such as providing sufficient number of bikes in peaks and ensuring availability of docking points for arrivals.

From a s106 negotiation point of view, TfL is content to accept that if in the event TfL has failed to deliver improvements for the Shoreditch Triangle and Commercial Street projects, five years after the commencement of the proposed development, the fund will be returned to the developer.

In summary, TfL consider that the projects discussed above will directly mitigate transport impact arise from the proposed development, therefore financial contribution toward these projects from this proposed development is justifiable and necessary.

Please feel free to contact me for further discussion or queries.

[REDACTED]

[REDACTED]

[REDACTED], Transport for London

[REDACTED], Windsor House, 50 Victoria Street, London SW1H 0TL

[REDACTED]
[REDACTED]

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From: [REDACTED]
To: [REDACTED]
Subject: RE: Blossom Street
Date: 18 March 2015 22:23:46

Thanks [REDACTED]. Let's catch up tomorrow morning.

[REDACTED]

From: [REDACTED]
Sent: 18 March 2015 18:44
To: [REDACTED]
Subject: RE: Blossom Street

Hi [REDACTED],

It was the Deputy Mayor acting under delegated authority from the Mayor and he was very supportive of the scheme and welcomed the high quality design and heritage-led approach. The report should be circulated first thing tomorrow. Happy to discuss further then.

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: 18 March 2015 18:37
To: [REDACTED] gh
Subject: Blossom Street

[REDACTED]s – how did the meeting with the Mayor go today? We are meeting [REDACTED] (head of development) and Aman Dalvi (Corporate Director of Development and Renewal) of LBTH tomorrow so would be useful to know if we have the Mayor's support.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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