

# MAYOR OF LONDON

**Robin Sedgwick**

Team Leader – Strategic Applications  
Planning  
Place and Wellbeing Department  
London Borough of Southwark  
160 Tooley Street  
London SE1P 5LX

Your reference: 17/AP/4088  
Our reference: GLA/3776a/SW02  
Date: 7 May 2019

Dear Mr Sedgwick

**Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008 Direction under Section 2A of the 1990 Act****Former Biscuit Factory and LeSoCo campus, Bermondsey  
Local planning authority reference: 17/AP/4088**

I refer to your letter of 24 April 2019 informing me that Southwark Council is minded to refuse planning permission for the above planning application. I refer you also to the notice, dated 1 May 2019, under the provisions of article 5(1)(b)(i) of the above Order.

Having now considered a report on this case, reference GLA/3776a/SW02 (copy enclosed), I hereby direct (under the powers conferred by Section 2A of the 1990 Act) that I will act as the local planning authority for the purposes of determining the above planning application.

My reasons are as follows:

- (i) the development or any issues it raises is of such a nature or scale that it would have a significant impact on the implementation of the London Plan - as set out within the above-mentioned report; and
- (ii) there are sound planning reasons for my intervention - as set out within the above-mentioned report.

In making this decision, I must also have regard to targets identified in development plans. As set out in the attached report, I recognise that Southwark Council has taken a positive approach to approving new homes in the borough during the period 2014 to 2017, and is currently securing planning approval for additional housing just below target levels. Notwithstanding this, I note that the proportion of affordable housing secured relative to

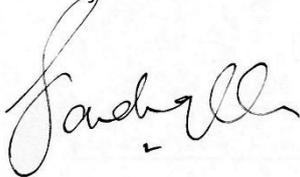
overall housing consented during this period is significantly below Southwark's Local Plan target of 35% and represents a significant undersupply of affordable housing in the pipeline. Furthermore, and having regard to final delivery of new homes, I note that this is below Southwark's target levels for both housing and affordable housing, and that this shortfall is particularly acute in the case of affordable housing.

In my view the proposed development has potential to make an important contribution to housing and affordable housing supply in response to London Plan policies 3.3 and 3.11. Additionally, I am aware of the significant further planning considerations in this case which include but are not limited to; potential educational improvements, employment creation and public realm improvements. Having regard to the above, and noting the potential contribution of the proposed development, I wish to fully consider this case as the local planning authority.

The application represents EIA development for the purposes of the applicable Town and Country Planning (Environmental Impact Assessment) Regulations. I have taken the environmental information made available to date into consideration in formulating my decision.

I would be grateful if you could provide me, as soon as reasonably practicable, any information relevant to the application that has not already been provided. In due course I will notify you of the date of the Representation Hearing, and I will consult you on any draft planning obligation and planning conditions.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sadiq Khan', is written over a faint, circular official stamp. The signature is fluid and cursive.

**Sadiq Khan**

Mayor of London

cc Florence Eshalomi, London Assembly Constituency Member  
Nicky Gavron, Chair of London Assembly Planning Committee  
National Planning Casework Unit, DCLG  
Lucinda Turner, TfL  
Nick Brindley, Gerald Eve LLP, 72 Welbeck Street, London, W1G 0AY