

## Application for Planning Permission. Town and Country Planning Act 1990

### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.  
If you require any further clarification, please contact the Authority's planning department.

### 1. Applicant Name, Address and Contact Details

|   |   |             |  |          |           |
|---|---|-------------|--|----------|-----------|
| Title:  |   | First Name: |  | Surname: | C/O Agent |
| Company name:   | Southwark GP Nominee 1 Limited and Southwark GP Nominee 2 Limited |             |  |          |           |
| Street address:   | C/O Agent   |             |  |          |           |
|   |   |             |  |          |           |
|   | Telephone number:   |             |  |          |           |
|   | Mobile number:  |             |  |          |           |
| Town/City:  | Fax number:   |             |  |          |           |
| Country:  | Email address:  |             |  |          |           |
| Postcode:   |   |             |  |          |           |
| Are you an agent acting on behalf of the applicant?           |   |             |  |          |           |
| <input checked="" type="radio"/> Yes <input type="radio"/> No |   |             |  |          |           |

### 2. Agent Name, Address and Contact Details

|                 |                         |             |      |          |          |
|-----------------|-------------------------|-------------|------|----------|----------|
| Title:          | Mr                      | First Name: | Nick | Surname: | Brindley |
| Company name:   | Gerald Eve              |             |      |          |          |
| Street address: | 72 Welbeck Street       |             |      |          |          |
|                 |                         |             |      |          |          |
|                 | Telephone number:       |             |      |          |          |
|                 | Mobile number:          |             |      |          |          |
| Town/City:      | Fax number:             |             |      |          |          |
| Country:        | Email address:          |             |      |          |          |
| Postcode:       | W1G 0AY                 |             |      |          |          |
|                 | nbrindley@geraldeva.com |             |      |          |          |

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

A hybrid planning application comprising:

Full planning permission for demolition, alterations and extension of existing buildings and erection of new buildings comprising a mixed use scheme providing up to 1,418 residential units, up to 3,436 sqm GEA of flexible Class A1/A3/A4 floorspace, up to 14,666 sqm GEA of flexible Class B1/B2, up to 869 sqm GEA of flexible Class D1/D2 and up to 3,311 sqm GEA of multi-use floorspace (A1/A3/A4/D1) within Building BF-F and a new secondary school, in buildings ranging from 5 to 35 storeys in height as well as the creation of a single storey basement. The development also includes communal amenity space, landscaping, children's playspace, car and cycle parking, installation of plant, new pedestrian, vehicular and servicing routes, the creation of two new pedestrian routes through the Railway Arches and other associated works; and

Outline planning permission (with all matters reserved) for the part demolition and part retention of existing buildings and erection of two new buildings comprising a mixed use scheme providing up to 130 residential units and up to 780 sqm GEA of flexible Class A1/A3/A4/D1/Sui Generis Uses and other associated works

### 3. Description of the Proposal

Has the building, work or change of use already started?



Yes



No

### 4. Site Address Details

Full postal address of the site (including full postcode where available)

House:  Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:

Northing:

Description:

The Biscuit Factory (Tower Bridge Business Complex), Clements Road, Bermondsey, SE16 4DG and Bermondsey Campus (former Lewisham and Southwark College Campus), Keetons Road, SE16 4EE.

### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?



Yes



No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:

First name:

Surname:

Reference:

Date (DD/MM/YYYY):

(Must be pre-application submission)

Details of the pre-application advice received:

Series of pre-application meetings with officers to discuss the proposed development, and subsequent amendments. Please see Planning Statement and Addendum for full details.

### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?



Yes



No

Is a new or altered pedestrian access proposed to or from the public highway?



Yes



No

Are there any new public roads to be provided within the site?



Yes



No

Are there any new public rights of way to be provided within or adjacent to the site?



Yes



No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?



Yes



No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Please see Proposed Plans, Design and Access Statement, and Transport Assessment.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

Please see Delivery and Servicing Plan

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

Please see Delivery and Servicing Plan

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

**Walls - description:**

Description of *existing* materials and finishes:

Please see Existing Plans and Design and Access Statement

Description of *proposed* materials and finishes:

Please see Proposed Plans and Design and Access Statement

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please see Design and Access Statement and drawing issue sheet.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

| Type of vehicle   | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|-------------------|---------------------------|--|----------------------|
| Cars              | 480                       | 23   | -457                 |
| Disability spaces | 0                         | 21   | 21                   |

11. Foul Sewage

Please state how foul sewage is to be disposed of:

|             |                                     |                         |                          |         |                          |
|-------------|-------------------------------------|-------------------------|--------------------------|---------|--------------------------|
| Mains sewer | <input checked="" type="checkbox"/> | Package treatment plant | <input type="checkbox"/> | Unknown | <input type="checkbox"/> |
| Septic tank | <input type="checkbox"/>            | Cess pit                | <input type="checkbox"/> | Other   | <input type="checkbox"/> |

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Please see Environmental Statement

## 12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☒ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

## 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

## 14. Existing Use

Please describe the current use of the site:

Light Industrial/Commercial (Class B1/B2/B8)  
Offices (Class B1)  
Retail (Class A3)  
Go-Kart Facilities (Sui-Generis) School and other educational uses (Class D1)

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☒ Yes ☐ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☒ Yes ☐ No

## 15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes ☐ No

15. Trees and Hedges

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☒ Yes ☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

Please see Environmental Statement

17. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed

|                   | Number of bedrooms |     |    |    |         |
|-------------------|--------------------|-----|----|----|---------|
|                   | 1                  | 2   | 3  | 4+ | Unknown |
| Bedsits/Studios   |                    |     |    |    |         |
| Cluster Flats     |                    |     |    |    |         |
| Flats/Maisonettes | 564                | 412 | 90 | 0  | 0       |
| Houses            |                    |     |    |    |         |
| Live-Work Units   |                    |     |    |    |         |
| Sheltered Housing |                    |     |    |    |         |
| Unknown           |                    |     |    |    |         |

Proposed Market Housing Total 1,066

Market Housing - Existing

|                   | Number of bedrooms |   |   |    |         |
|-------------------|--------------------|---|---|----|---------|
|                   | 1                  | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios   |                    |   |   |    |         |
| Cluster Flats     |                    |   |   |    |         |
| Flats/Maisonettes |                    |   |   |    |         |
| Houses            |                    |   |   |    |         |
| Live-Work Units   |                    |   |   |    |         |
| Sheltered Housing |                    |   |   |    |         |
| Unknown           |                    |   |   |    |         |

Existing Market Housing Total

Social Rented Housing - Proposed (Social Rent Equivalent)

|                   | Number of bedrooms |    |    |    |         |
|-------------------|--------------------|----|----|----|---------|
|                   | 1                  | 2  | 3  | 4+ | Unknown |
| Bedsits/Studios   |                    |    |    |    |         |
| Cluster Flats     |                    |    |    |    |         |
| Flats/Maisonettes | 43                 | 57 | 36 | 4  |         |
| Houses            |                    |    |    |    |         |
| Live-Work Units   |                    |    |    |    |         |
| Sheltered Housing |                    |    |    |    |         |
| Unknown           |                    |    |    |    |         |

Proposed Social Housing Total 140

Social Rented Housing - Existing

|                   | Number of bedrooms |   |   |    |         |
|-------------------|--------------------|---|---|----|---------|
|                   | 1                  | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios   |                    |   |   |    |         |
| Cluster Flats     |                    |   |   |    |         |
| Flats/Maisonettes |                    |   |   |    |         |
| Houses            |                    |   |   |    |         |
| Live-Work Units   |                    |   |   |    |         |
| Sheltered Housing |                    |   |   |    |         |
| Unknown           |                    |   |   |    |         |

Existing Social Housing Total

Intermediate Housing - Proposed (Discount Market Rent)

|                   | Number of bedrooms |     |    |    |         |
|-------------------|--------------------|-----|----|----|---------|
|                   | 1                  | 2   | 3  | 4+ | Unknown |
| Bedsits/Studios   |                    |     |    |    |         |
| Cluster Flats     |                    |     |    |    |         |
| Flats/Maisonettes | 123                | 146 | 73 | 0  | 0       |
| Houses            |                    |     |    |    |         |
| Live-Work Units   |                    |     |    |    |         |
| Sheltered Housing |                    |     |    |    |         |
| Unknown           |                    |     |    |    |         |

Proposed Intermediate Housing Total 342

Intermediate Housing - Existing

|                   | Number of bedrooms |   |   |    |         |
|-------------------|--------------------|---|---|----|---------|
|                   | 1                  | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios   |                    |   |   |    |         |
| Cluster Flats     |                    |   |   |    |         |
| Flats/Maisonettes |                    |   |   |    |         |
| Houses            |                    |   |   |    |         |
| Live-Work Units   |                    |   |   |    |         |
| Sheltered Housing |                    |   |   |    |         |
| Unknown           |                    |   |   |    |         |

Existing Intermediate Housing Total

17. Residential Units

| Key Worker Housing - Proposed |                    |   |   |    |         |
|-------------------------------|--------------------|---|---|----|---------|
|                               | Number of bedrooms |   |   |    |         |
|                               | 1                  | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios               |                    |   |   |    |         |
| Cluster Flats                 |                    |   |   |    |         |
| Flats/Maisonettes             |                    |   |   |    |         |
| Houses                        |                    |   |   |    |         |
| Live-Work Units               |                    |   |   |    |         |
| Sheltered Housing             |                    |   |   |    |         |
| Unknown                       |                    |   |   |    |         |

Proposed Key Worker Housing Total

| Overall Residential Unit Totals  |       |
|----------------------------------|-------|
| Total proposed residential units | 1,548 |
| Total existing residential units |       |

| Key Worker Housing - Existing |                    |   |   |    |         |
|-------------------------------|--------------------|---|---|----|---------|
|                               | Number of bedrooms |   |   |    |         |
|                               | 1                  | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios               |                    |   |   |    |         |
| Cluster Flats                 |                    |   |   |    |         |
| Flats/Maisonettes             |                    |   |   |    |         |
| Houses                        |                    |   |   |    |         |
| Live-Work Units               |                    |   |   |    |         |
| Sheltered Housing             |                    |   |   |    |         |
| Unknown                       |                    |   |   |    |         |

Existing Key Worker Housing Total

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

| Use Class/type of use | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|-----------------------|--|---|---|--|
| Other                 | 42,518   | 42,518  | 27,228  | -15,290  |
| Total                 | 42,518   | 42,518  | 27,228  | -15,290  |

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

| Use Class/types of use | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|------------------------|--|---|----------------------|
|                        |  |   |                      |

19. Employment

If known, please complete the following information regarding employees:

|                    | Full-time | Part-time | Equivalent number of full-time |
|--------------------|-----------|-----------|--------------------------------|
| Existing employees | 240       |           |                                |
| Proposed employees | 1,400     |           |                                |

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

5.40

hectares

## 22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Please see Design and Access Statement

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

## 23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

### A. Toxic substances

Amount held on site

Tonne(s)

### B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

### C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

## 24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

## 25. Certificates (Certificate B)

### Certificate of Ownership - Certificate B Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of any part of the land or building to which this application relates.

| Owner/Agricultural Tenant  | Date notice served                      |
|--|---|
| Name: <input type="text" value="London Power Networks Plc"/>                               | <input type="text" value="23/10/2017"/> |
| Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> |   |
| Street: <input type="text" value="237 Southwark Bridge Road"/>                             |   |
| Locality: <input type="text"/>   |   |
| Town: <input type="text" value="London"/>  |   |
| Postcode: <input type="text" value="SE1 6NP"/>   |   |
| Name: <input type="text" value="Network Rail Infrastructure Limited"/>                     | <input type="text" value="23/10/2017"/> |
| Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> |   |
| Street: <input type="text" value="1 Eversholt Street"/>                                    |   |
| Locality: <input type="text"/>   |   |
| Town: <input type="text" value="London"/>  |   |
|  |   |

25. Certificates (Certificate B)

|                            |                     |                              |  |
|----------------------------|---------------------|------------------------------|--|
| Postcode: NW1 2DN          |                     |                              |  |
| Name: Workspace 12 Limited |                     | 23/10/2017                   |  |
| Number:                    | Suffix: House name: |                              |  |
| Street: Canterbury Court   |                     |                              |  |
| Locality: 1-3 Brixton Road |                     |                              |  |
| Town: London               |                     |                              |  |
| Postcode: SW9 6DE          |                     |                              |  |
| Title:                     | First name: Nick    | Surname: Brindley            |  |
| Person role:               | AGENT               | Declaration date: 23/10/2017 | <input checked="" type="checkbox"/> Declaration made |

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 23/10/2017