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03 November 2021

Greater London Authority
City Hall
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Sent via email:
Therese.Finn@london.gov.uk

F.A.O. Therese Finn

Dear Therese,

LAND BOUNDED BY ST THOMAS STREET, FENNING STREET, VINEGAR YARD AND SNOWFIELDS, INCLUDING NO.S 1-7 FENNING STREET AND NO.9 FENNING STREET, SE1 3QR

LBS APPLICATION REFERENCE - 18/AP/4171 / GLA APPLICATION REFERENCE - GLA/6913/S2

St Thomas Bermondsey Limited (the "Applicant") submitted an application for full planning permission for the redevelopment of Vinegar Yard (the "Site") to the London Borough of Southwark ("LBS" or the "Council") on 21 December 2018 under reference 18/AP/4171 (the "Application"). The Application was considered by the Council's Planning Committee on 29 June 2020. Officers recommended the Application for approval subject to conditions and a S106 agreement, but LBS resolved to refuse.

On 24 August 2020 the Mayor notified LBS and the Applicant of his intention to recover the Application for his own determination (GLA ref. GLA/6208/S2). Following updates to the scheme, in consultation with the GLA, the Deputy Mayor again reviewed whether he wished to remain the Local Planning Authority for the purposes of determining the application. This was confirmed in a subsequent call-in letter that was received by the applicant in December 2020 (GLA reference GLA/6913/S2).

Scheme revisions were submitted to the GLA in December 2020, but there remained a few elements of the design that the GLA wanted to further consider and discuss and, therefore, the scheme has continued to evolve between January and October 2021 in response to ongoing feedback from both the GLA and LBS.

The Applicant has taken the opportunity to keep the public up to date as to the scheme revisions, through the community updates initiatives (see the Statement of Community Involvement for further details), but the GLA will conduct a full statutory consultation exercise on the revised scheme proposals following this formal submission of the materials for determination by the Mayor.

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A list of members' names is available at the above address.

Given the time period since the scheme was before the LBS Planning Committee, the suite of submission materials has been comprehensively reviewed, updated and refreshed as necessary to take account of the scheme revisions and to ensure the application materials are fully up to date with any changes to the adopted and emerging legislation and policy framework.

This covering letter has therefore been prepared as part of a package of materials for submission to the GLA for the purposes of public consultation and consideration of the Proposed Development by the Mayor. It comprises a comprehensive refresh of the original submission materials for the purposes of clarity and completeness.

Overview of proposals

Following further engagement with officers at the GLA and LBS, the proposed development seeks to provide, on the lower floors of the main building, flexible medical and research & development floorspace (Use Classes D1 or B1(b)) designed to allow for occupation by Guys and St Thomas' NHS Foundation Trust, but flexible to ensure long term resilience. It is proposed that levels one to ten of the main building (the Flexible Space) will first be offered to Guys and St Thomas' for use as either D1 medical space (Option 1) or B1(b) research & development (Option 2). The remainder of the upper floors, levels 11 to 18, will comprise a B1(a) office use under Option 1 or Option 2. This configuration reflects Guys and St Thomas's Adaptable Estates Strategy, where buildings are able to accommodate a range of possible functions both physically and by virtue of permitted uses in the long term.

In the event that Guys and St Thomas' do not wish to occupy levels one to ten of the proposed building, it is proposed that the lower floors will default to a B1(b) research and development use and will be made available to R&D occupiers which could include occupiers whose work could support the SC1 Life Science & Innovation District cluster. The detailed arrangements with respect to the provision of this flexible medical/ research and development floorspace within the lower floors of the main building and how this should be regulated and enforced is to be agreed with GLA and LBS and is proposed to be secured through the combination of suitably worded planning conditions(s) and a cascade mechanism in the section 106 agreement.

The proposed layouts and elevations vary very slightly depending on whether the medical (use class D1) scenario (i.e. Option 1) or research and development (use class B1(B) scenario (i.e. Option 2) is implemented. Changes to the plant configuration at levels 3 and 8 of the building, including altered glazing in the associated facades, and the retail floorspace at ground floor level would also change slightly under the Option 1 and Option 2 scenarios. However, the vast majority of the proposed scheme would remain entirely unchanged, regardless of which of the Option 1 and Option 2 scenarios are implemented.

For the avoidance of doubt, the application seeks planning permission for drawings reflecting the layouts required by both the Option 1 and Option 2 scenarios.

Accordingly, the proposed description of development is as follows:

“Redevelopment of the site to include the demolition of existing buildings, retention and refurbishment of the warehouse and the erection of a ground, mezzanine and 18 storey building (with plant at roof) and 3 basement levels, comprising of café and community space within the warehouse and within the new building office, flexible medical and research and development, and flexible retail and affordable workspace, alongside cycle and disabled car parking, servicing, refuse and plant areas, public garden (including soft and hard landscaping), highway improvements and all other associated works”

The key planning benefits of the proposed development can be summarised as follows:

- The delivery of a high quality mixed use development on brownfield land which is currently under-utilised for employment, and in a highly sustainable location, consistent with the draft allocation in the emerging NSP;
- The delivery of more than 8,000 sq.m. (GIA) of high quality and modern office floorspace;
- The creation of more than 12,000 sq.m. (GIA) of high specification and adaptable medical and research & development floorspace, which supports the SC1 Life Science and Innovation District global life sciences hub' within the South East London Innovation Quarter and has potential to meet outpatient need for Guys and St Thomas's NHS Trust;
- The creation of between approximately 677 and 894 jobs, subject to the implementation of Option 1 (D1) and Option 2 (B1(b));
- The provision of affordable, flexible workspace that exceeds policy requirements and will cater for SMEs and businesses within the local proximity. Southwark Studios would be offered affordable floorspace at a market discount of circa 70%, which is far in excess of a typical affordable workspace discount offered in LBS;
- The retention and refurbishment of the existing warehouse at 9 Fenning Street to create 180 sq.m. (GIA) of new community and cultural floorspace at first floor level;
- The delivery of a mix of flexible, active retail uses at street level along St Thomas Street and the ground floor of the warehouse, enhancing the vitality of the area through the creation of new active frontages;
- The creation of a new public garden on the eastern part of the Site which assists with the development achieving an Urban Greening Factor of 0.301, in line with policy targets;
- The delivery of significant landscaping and high quality public realm enhancements;
- Improvements to permeability within and through the Site for pedestrians and cyclists through the creation of a new and enhanced east-to-west route providing enhanced connectivity within the St Thomas Street East Framework area;
- Contributions toward sustainable transport modes through the provision of 290 long-stay cycle parking spaces and 173 short-stay cycle parking spaces;
- The creation of an underground automated cycle system which both improves accessibility to the Site by sustainable modes of transport and also maximises the above ground space for landscaping and public realm improvements;
- The creation of roof terraces at different levels of the building, providing break-out space for staff and catering for the wellbeing of occupants;
- Providing the following regulated carbon dioxide savings for the two flexible development options:

- Option 1 (medical – Use Class D1): 57% relative to a New-Build Part L2A 2013 compliant development, using SAP10 carbon factors; and
 - Option 2 (research & development – Use Class B1(b)): 55% relative to a New-Build Part L2A 2013 compliant development, using SAP10 carbon factors.
- Creation of an 'Air Quality Positive' development;
 - Achieving a BREEAM rating of 'Excellent', as assessed under the BREEAM 2018 New Construction 'Shell and Core';
 - Commitment to CIL payments of between £4 million and £8 million, as a local finance consideration, which is a relevant material consideration under Section 70(4) of the Town and Country Planning Act 1990; and
 - Ensuring the best use of the Site, delivering a sustainable form of development in accordance with current adopted and emerging planning policy.

Administrative matters

To assist in the determination of this application a full suite of updated scheme materials, as set out in the Planning Statement, has been issued directly to the GLA.

It has been agreed with the GLA that the Environmental Statement (ES) will be viewable online at the GLA Planning Application Search: <https://gla.force.com/pr/s/>. A paper copy of the ES will be available for viewing by the public at the GLA's offices in City Hall, in accordance with the EIA Regulations.

We would be grateful if the Greater London Authority could confirm receipt of this updated submission by return. If you have any outstanding queries on this matter please contact either Gareth Fox (gareth.fox@montagu-evans.co.uk / 07894 815 343) or Lucy Battersby (lucy.battersby@montagu-evans.co.uk / 07818 012 424) in the first instance.

Yours sincerely,



GARETH FOX

PARTNER

MONTAGU EVANS LLP