

LAMBETH LOCAL PLAN EXAMINATION OCTOBER/NOVEMBER 2020

Statement of Common Ground between London Borough of Lambeth and Home Builders' Federation

Matter 3.1 - Strategic housing provision

Context

This is a statement of common ground (SCG) between the London Borough of Lambeth ('**LB Lambeth**') and the Home Builders' Federation ('**HBF**') to support the examination of the Draft Revised Lambeth Local Plan Proposed Submission Version January 2020 (the '**Draft Plan**').

During the hearing on Matter 3.1 on 28 October 2020, the Inspector asked LB Lambeth and the HBF to agree a SCG looking at the likelihood of inclusion of six named sites within the first five years of the plan period. This was recorded as Action 5 in the Inspector's list of actions arising from the examination hearing ([INS06c](#)).

LB Lambeth's evidence

Statement and evidence sent to HBF on 23 November 2020

LB Lambeth has collated the additional evidence requested by the Inspector for the six sites in question. This is set out in the document entitled 'Housing provision statement – supplementary information, November 2020', included at Appendix 2 of this SCG. In the view of the Council, this additional evidence endorses its position on five year housing land supply set out within Topic Paper 10a ([TP10a](#)).

Update on 4 December 2020 in response to HBF comments of 27 November 2020 (below)

LB Lambeth notes the comments below from HBF dated 27 November 2020. In response to the areas of disagreement identified:

1. Oval Village phase 3 – please see the email from [REDACTED], Managing Director Land and Planning, [REDACTED] dated 3 December 2020 and included at Appendix 1 of this SCG. This confirms good progress towards delivery of phase 3 to the timescales set out in [REDACTED] previous letter of 10 August 2020 (included in Appendix 2). Therefore, the inclusion of 210 homes from Phase 3 in year 5 is a reasonable assumption, consistent with the definition of 'deliverable' in the NPPF and PPG (Paragraph: 007 Reference ID: 68-007-20190722). HBF have provided no evidence that these homes will not be delivered within 5 years.
2. Upper Ground and Doon Street – the letter from Coin Street Community Builders included in Appendix 2 of this SCG makes clear that previous issues with the build-out of this scheme have been resolved and includes a clear commitment to commencement on site in 2022.

The assumption of 236 homes completed in Year 5 is reasonable and consistent with the definition of 'deliverable' in the NPPF and PPG (Paragraph: 007 Reference ID: 68-007-20190722). HBF have provided no evidence that these homes will not be delivered within 5 years.

3. 10 Pascal Street – the housing trajectory in Topic Paper 10a assumes 148 homes will be completed within five years, not 479 as suggested in the HBF comments below. See page 27 of the Topic Paper. The new planning application for 479 homes (which includes 147 units more than the numbers current assumed within the trajectory in TP10a) is scheduled to be considered by Planning Applications Committee on 9 February 2021. The email from [REDACTED] of TfL Commercial Development dated 20 November 2020 (included in Appendix 2 of this SCG) makes clear the intention to press ahead with delivery as soon as possible, subject to permission, and the Local Planning Authority will enable this to happen by processing discharge of conditions and obligations in a timely manner as it is required to do. The assumption of 148 homes completed in Year 5 is reasonable and consistent with the definition of 'deliverable' in the NPPF and PPG (Paragraph: 007 Reference ID: 68-007-20190722). HBF have provided no evidence that these homes will not be delivered within 5 years.

In addition, the TfL CD Montford Place application for 139 homes (20/01086/FUL) is scheduled to be considered by Planning Applications Committee on 15 December 2020. The same email from [REDACTED] makes clear the intention to deliver that scheme to the same timescale, subject to permission. If approved, this will add a further 139 homes to the five year housing land supply. At present these homes are included within year 9 in the trajectory (see page 31 in TP10a).

4. Denby Court – as stated in the email from [REDACTED] dated 11 November 2020 (included in Appendix 2 of this SCG), the planning application for 144 homes is fully prepared and will be submitted before the end of December 2020. As stated in Appendix 2, subject to permission this scheme is due to start on site in 2021/22 as set out in the Homes for Lambeth business plan. [REDACTED] has confirmed the assumptions about completions on this scheme included within the housing trajectory are correct. This site is also on the Council's brownfield land register. This information is consistent with the evidence of deliverability required by the NPPF and PPG (Paragraph: 007 Reference ID: 68-007-20190722). HBF have provided no evidence that these homes will not be delivered within 5 years.

HBF's comments

HBF response 27 November 2020

Areas of agreement

1. Oval Village

The build out rates cited for phases 1 and 2 appear reasonable.

4. Land on Westbury Street

The scheme aims to provide 479 homes. Planning permission was granted in 2016 but scheme is subject to a new application submitted in July 2020. Council expects to determine this in 2021.

Phase 1 - 64 homes aim to be provided in 2021/22

Phase 2 – 30 homes to be provided in 2023/24

These timescales and build-out rates appear reasonable albeit the 64 homes in phase 1 may come later in the Five-Year Land supply.

6. Vauxhall Square

Scheme to provide 578 homes. The assumptions behind this scheme appear reasonable.

Areas of disagreement

1. Oval Village

Delivery in phase 3 – 210 homes - seems uncertain. See the attachment to the letter from [REDACTED] dated August 2020. We refer to this passage in particular:

At 3 years to completion this opens up a significantly broader audience and is much more likely to attract a partner now than if the building remains on a 4 year delivery programme. If we can secure a partner to commit to the project, we will commence Phase 3. We are putting together a short presentation of the revised CLP, which will be provided to [REDACTED] in advance of presenting this to members.

Lambeth cannot rely on phase 3 delivering as part of the Five-Year Land Supply.

2. Upper Ground and Doon Street

The scheme aims to provide 236 homes. The delivery of this scheme seems beset with delays. Planning permission was granted back in August 2012 but the scheme has still not started, albeit it has been technically implemented. We note this statement from the developers (Coin Street Community Builders):

"CSCB is determined to press on with preparations to build out this development even in current circumstances and the CSCB board recently agreed significant funding to commission its design team to review the structure and services and bring the plans up to date with current regulations and guidance. This work will provide the basis for any necessary s96a applications and we look forward to working closely with your team as the plans develop. It is intended to follow this with detailed design and specification of the leisure centre, again bringing it fully up to date with contemporary operating procedures and ensuring that the appointed developer delivers it to the highest possible standard. As you know, all rights of light issues are resolved, and work is also progressing on financial and other legal matters in preparation for the appointment of a development partner in summer 2021, and with a view to moving on to construction starting in 2022."

There appears to be a lot of 're-thinking' associated with this scheme. Given the previous setbacks, it would be unwise to rely on this site contributing to the Five-Year Land Supply.

3. 10 Pascal Street

479 homes to be provided. Planning permission submitted but not yet determined. See the statement below from TfL:

"A planning application has been submitted by CLL to the London borough of Lambeth (LBL) for residential led mixed-use development above and surrounding Nine Elms Station, redevelopment of the Application Site comprising three new residential buildings to provide 479 new homes together with small scale commercial floorspace (use classes A1-5 and D1), a new public square, and associated works. ('the Application')."

It could take two years to agree a planning application and discharge pre-commencement conditions. Unlikely to provide the full 479 homes within the first five years. Would be prudent to assume half of this.

4. Denby Court

144 homes are to be provided. Planning permission not yet granted. A planning performance agreement is in place. Expecting submission of the planning permission at the end of 2020. We are now at the end of 2020.

It would be unwise for Lambeth to rely on this scheme for its Five-Year Land Supply.

HBF update 9 December 2020

No further comment.

Signatures

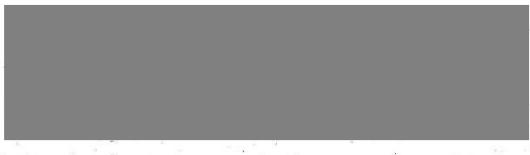
For LB Lambeth



 Director Planning Transport and Development

Date: 10 December 2020

For HBF



 Director for Cities
Home Builders' Federation

Date: 9 December 2020

Appendix 1 - Email from [REDACTED], Managing Director Land and Planning, [REDACTED]
dated 3 December 2020

From: [REDACTED] >
Sent: 03 December 2020 17:12
To: [REDACTED] >
Subject: RE: Oval Village

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear [REDACTED]

Further to my letter dated 10 August 2020, thank you to you and your officers for presenting the Block G application to committee last week which was unanimously approved by members.

This secures the next phase of the project – Phase 2. We are on track for the Tesco store handover and will be commencing Phase 2 in Summer 2021.

In terms of the Oval Gas Works (Phase 3), negotiations with potential parties to acquire the Oval Works office building are progressing positively and it is our current intention to commence the remediation of the gasholders in May 2021. We will need to pick up the revised CLP as part of this with your officers.

I trust this provides you with a useful update and look forward to catching up soon.

Kind Regards

[REDACTED]

[REDACTED]

Managing Director – Land and Planning



Designed for life



[REDACTED] St Edward
[REDACTED] House | [REDACTED]

Tel [REDACTED]; Mobile [REDACTED]

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Registered Office: [REDACTED]
Registered in [REDACTED] and [REDACTED] Number 6423959



Appendix 2 – evidence provided to HBF 23 November 2020

Draft Revised Lambeth Local Plan Proposed Submission Version January 2020

Housing provision statement - Supplementary Information

November 2020



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Introduction

This paper supplements Topic Paper 10a Housing provision statement (October 2020) [TP10a](#) and provides the additional information requested by the Inspector during the examination hearing on 28 October 2020 relating to Matters 3.1 and 3.3 – strategic housing provision and five year housing land supply. In particular it sets out to the information requested under Action 5 in the Inspector's list of actions arising from the examination hearing ([INS06c](#)):

- **Schedule of large sites Appendix 1, Topic Paper 10a:** Council and HBF to try and put together a SGC looking at the likelihood of the inclusion of all or some of the following sites within the first 5 years of the plan period: Gasholder Station, Kennington Oval; Land bounded by Upper Ground and Doon Street; 10 Pascal Street; Land on the Westbury Estate; Denby Court, 99 Lambeth Walk; Vauxhall Square; Land bounded by Wandsworth Road, Parry Street, Broadway and Railway line to the east. Large site implementation: Specific information sought – any S106 obligations signed, or required and likely dates, and any notes from developers or housebuilders so as to confirm or otherwise the likelihood of all these developments [1,391 dwellings] being delivered within the 5 year period.

It should be noted that 'Vauxhall Square' and 'Land bounded by Wandsworth Road, Parry Street, Broadway and Railway line to the east' are the same site (site allocation 12). This paper therefore considers the following six sites:

- Gasholder station, Kennington Oval
- Land bounded by Upper Ground and Doon Street
- 10 Pascal Street
- Land on the Westbury Estate
- Denby Court, 99 Lambeth Walk
- Site allocation 12 - land bounded by Wandsworth Road, Parry Street, Broadway and Railway line to the east (also known as Vauxhall Square).

1. **Site name:** Gasholder Station, Kennington Oval SE11 5SQ (Kennington Gasholders site) – development known as 'Oval Village'

Planning Application Reference Number(s): 17/05772/EIAFUL & 20/00987/VOC

Developer: [REDACTED]

Development description: Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide 738 residential units (Class C3), 10,160sqm of Class B1 office and Class B1 shared working space incorporating ancillary cafe and space for community use, 800sqm for waste management use, 148sqm of D1 community space, the provision of a new publicly accessible open space, new pedestrian and vehicle routes, accesses and amenity areas, basement level car park with integral servicing areas, provision of new gas governor and substation, and other associated works of de-contamination.

The proposed development is a departure from Policy ED1 of the Lambeth Local Plan (2015).

(20/00987/VOC amended total number of residential units to 746)

Resolution to grant full permission: 12/06/2018

Section 106 agreement signed: 21/08/2018

Planning permission issued: 23/08/2018

Summary of obligations:

Schedule 1 - The Draft planning permission

Schedule 2 - Plans

Schedule 3 - Contributions

Schedule 4 – Affordable Housing

Schedule 5 – Affordable Housing mix

Schedule 6 – Non-implementation review

Schedule 7 – nominations agreement

Schedule 8 – Employment and Skills

Schedule 9 – Highways and Sustainable transport

Schedule 10 – community use

Schedule 11 – Public Realm

Schedule 12 – Waste Management Use

Schedule 13 – Dismantling, restoration and re-erection of gasholder No. 1

Schedule 14 – Supplement Deed

19/04202/S106 - Application for a deed of variation to the Section 106 Agreement associated with planning permission 17/05772/EIAFUL (Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide 738 residential units (Class C3), 10,160sqm of Class B1 office and Class B1 shared working space incorporating ancillary cafe and space for community use, 800sqm for waste management use, 148sqm of D1 community space, the provision of a new publicly accessible open space, new pedestrian and vehicle routes, accesses and

amenity areas, basement level car park with integral servicing areas, provision of new gas governor and substation, and other associated works of de-contamination.) granted 23.08.2019.

Variation sought:

- i. To allow for increased affordable housing;
- ii. phased delivery of affordable housing;
- iii. an option for retaining Gasholder 1 in situ.

Permitted 18/12/2019

Progress to date

Works on site started on 03/12/2019. Information about discharge of obligations and conditions is set out below. This is followed by a letter from [REDACTED] to [REDACTED], Director of Planning, dated 10 August 2020 setting out the anticipated delivery programme for the Oval Village scheme. The information in this letter is reflected in the housing trajectory included in Topic Paper 10a (see page 26 of that document). Also provided below is a Community Newsletter about progress at Oval Village issued by [REDACTED] in November 2020.

Discharge of obligations and conditions:

- 18/03661/DET - Approval of details pursuant to condition 39 (PM10 Monitoring) of planning permission 17/05772/EIAFUL (Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide 738 residential units (Class C3), 10,160sqm of Class B1 office and Class B1 shared working space incorporating ancillary cafe and space for community use, 800sqm for waste management use, 148sqm of D1 community space, the provision of a new publicly accessible open space, new pedestrian and vehicle routes, accesses and amenity areas, basement level car park with integral servicing areas, provision of new gas governor and substation, and other associated works of de-contamination) granted on 23.08.2018. Permitted 11/09/2018
- 18/03666/DET - Approval of details pursuant to conditions 3 (Phasing Plan), 38 (Submission of Air Quality and Dust Management Plan), and 54 (Environmental Management and Monitoring Plan) of planning permission 17/05772/EIAFUL (Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide 738 residential units (Class C3), 10,160sqm of Class B1 office and Class B1 shared working space incorporating ancillary cafe and space for community use, 800sqm for waste management use, 148sqm of D1 community space, the provision of a new publicly accessible open space, new pedestrian and vehicle routes, accesses and amenity areas, basement level car park with integral servicing areas, provision of new gas governor and substation, and other associated works of de-contamination) granted on 21.08.2018. Permitted 31/01/2019.
- 18/04063/DET - Approval of details pursuant to 15 (Construction Logistics Plan), 52 (Dismantling and Construction Method Statement) and 53 (Construction Environmental Management Plan) of Planning Permission ref: 17/05772/EIAFUL as amended by 19/00341/NMC (Demolition of

existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide 738 residential units (Class C3), 10,160sqm of Class B1 office and Class B1 shared working space incorporating ancillary cafe and space for community use, 800sqm for waste management use, 148sqm of D1 community space, the provision of a new publicly accessible open space, new pedestrian and vehicle routes, accesses and amenity areas, basement level car park with integral servicing areas, provision of new gas governor and substation, and other associated works of de-contamination. The proposed development is a departure from Policy ED1 of the Lambeth Local Plan (2015) granted 23.08.2019. Permitted 26/02/2019

- 19/03032/DET - Partial approval of details pursuant to condition 60 (Contaminated Land) Parts (A)(i) to (iv) of Planning Permission ref : 17/05772/EIAFUL (Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide 738 residential units (Class C3), 10,160sqm of Class B1 office and Class B1 shared working space incorporating ancillary cafe and space for community use, 800sqm for waste management use, 148sqm of D1 community space, the provision of a new publicly accessible open space, new pedestrian and vehicle routes, accesses and amenity areas, basement level car park with integral servicing areas, provision of new gas governor and substation, and other associated works of de-contamination) granted on 23/08/2018. Permitted 06/03/2020
- 19/03253/DET - Approval of details to part discharge conditions 30 (Archaeological investigation - A & B only) and 31 (Written Scheme of Investigation - A & B only) of Planning Permission ref : 17/05772/EIAFUL (Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide 738 residential units (Class C3), 10,160sqm of Class B1 office and Class B1 shared working space incorporating ancillary cafe and space for community use, 800sqm for waste management use, 148sqm of D1 community space, the provision of a new publicly accessible open space, new pedestrian and vehicle routes, accesses and amenity areas, basement level car park with integral servicing areas, provision of new gas governor and substation, and other associated works of de-contamination) granted on 23/08/2018. Permitted 25/09/2019
- 19/03910/DET - Approval of details pursuant to conditions 61 (Construction Statement) of planning permission 17/05772/EIAFUL (Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide 738 residential units (Class C3), 10,160sqm of Class B1 office and Class B1 shared working space incorporating ancillary cafe and space for community use, 800sqm for waste management use, 148sqm of D1 community space, the provision of a new publicly accessible open space, new pedestrian and vehicle routes, accesses and amenity areas, basement level car park with integral servicing areas, provision of new gas governor and substation, and other associated works of de-contamination.) granted on 23.08.2018. Permitted 06/02/2020
- 19/03943/DET - Approval of details pursuant to condition 35(Piling Method Statement- Block B only) of planning permission 17/05772/EIAFUL(Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas

holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide 738 residential units (Class C3), 10,160sqm of Class B1 office and Class B1 shared working space incorporating ancillary cafe and space for community use, 800sqm for waste management use, 148sqm of D1 community space, the provision of a new publicly accessible open space, new pedestrian and vehicle routes, accesses and amenity areas, basement level car park with integral servicing areas, provision of new gas governor and substation, and other associated works of de-contamination) granted on 23.08.2019. Permitted 31/07/2020

- 19/03944/DET - Partial approval of details pursuant to condition 7 (Design stage BREEAM - Block B only) of planning permission 17/05772/EIAFUL (Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide 738 residential units (Class C3), 10,160sqm of Class B1 office and Class B1 shared working space incorporating ancillary cafe and space for community use, 800sqm for waste management use, 148sqm of D1 community space, the provision of a new publicly accessible open space, new pedestrian and vehicle routes, accesses and amenity areas, basement level car park with integral servicing areas, provision of new gas governor and substation, and other associated works of de-contamination) granted on 23.08.2018. Permitted 27/11/2019
- 19/03952/DET - Approval of details pursuant to condition 62 (Basement hydro-geological risk assessment) of Planning Permission Ref: 17/05772/EIAFUL (Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide 738 residential units (Class C3), 10,160sqm of Class B1 office and Class B1 shared working space incorporating ancillary cafe and space for community use, 800sqm for waste management use, 148sqm of D1 community space, the provision of a new publicly accessible open space, new pedestrian and vehicle routes, accesses and amenity areas, basement level car park with integral servicing areas, provision of new gas governor and substation, and other associated works of de-contamination) granted on 23.08.2018. Permitted 23/03/2020
- 19/04049/DET - Approval of details to part discharge conditions 24 (Cultural Heritage Strategy part B only) of planning permission 17/05772/EIAFUL (Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide 738 residential units (Class C3), 10,160sqm of Class B1 office and Class B1 shared working space incorporating ancillary cafe and space for community use, 800sqm for waste management use, 148sqm of D1 community space, the provision of a new publicly accessible open space, new pedestrian and vehicle routes, accesses and amenity areas, basement level car park with integral servicing areas, provision of new gas governor and substation, and other associated works of decontamination.) granted on 23.08.2018. Permitted 27/11/2019.
- 19/04483/DET - Approval of details pursuant to condition 3 (Full Survey) of planning permission 19/02281/FUL (Temporary dismantling of ground tier cross-bracing and balustrade between columns 23 and 24 to facilitate construction. Restoration of No. 1 Gasholder including cleaning and restoration of the guide frame components and hand rail, fabrication of replacement components where the original components are missing or degraded beyond repair, re-painting and other alterations to surround residential building within its circumference in association with planning permission 17/05772/EIAFUL) granted on 30.09.2019. Permitted 06/03/2020.

- 20/00463/DET - Partial approval of details pursuant to condition 33 parts a (final surface water drainage), b (details of scheme), d (trees and planters), e (offsite consents) and f (maintenance and management plan) of planning permission 17/05772/EIAFUL (Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide 738 residential units (Class C3), 10,160sqm of Class B1 office and Class B1 shared working space incorporating ancillary cafe and space for community use, 800sqm for waste management use, 148sqm of D1 community space, the provision of a new publicly accessible open space, new pedestrian and vehicle routes, accesses and amenity areas, basement level car park with integral servicing areas, provision of new gas governor and substation, and other associated works of de-contamination) granted on 23.08.2018. Permitted 29/05/2020.
- 20/00878/S106A - Partial discharge of obligation under Schedule 4, Part B, Paragraph 10 (Value Difference of 3-bedroom social rented units) of the Agreement by Deed dated 21 August 2018 pursuant to Planning Permission ref: 17/05772/EIAFUL as amended by Deed of Variation dated 17 December 2019 ref: 19/04202/S106. Permitted 12/03/2020.
- 20/02421/DET - Approval of details pursuant to Condition 74 (Parking and Management Plan) of Planning permission 20/00987/VOC (Variation of conditions 2 (Approved drawings), 26 (Method Statement), 27 (Footings), 28 (Iron Work), 29 (Colour Scheme), 30 (c) (Archaeological) and 31(c) (Building recording) of Planning Permission ref : 17/05772/EIAFUL as amended by S96A ref: 20/00646/NMC (Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide residential (Class C3), office (Class B1) incorporating ancillary cafe and space for community use, waste management use and community space (Class D1)) granted on 23/08/2018. The development originally consented under ref: 17/05772/EIAFUL is a departure from Policy ED1 of the Lambeth Local Plan (2015).) Granted on 17.07.2020. Permitted 21.09.2020.
- 20/02422/DET - Approval of details pursuant to condition 33 (Details of a Rainwater Harvest System) of Planning permission 20/00987/VOC (Variation of conditions 2 (Approved drawings), 26 (Method Statement), 27 (Footings), 28 (Iron Work), 29 (Colour Scheme), 30 (c) (Archaeological) and 31(c) (Building recording) of Planning Permission ref : 17/05772/EIAFUL as amended by S96A ref: 20/00646/NMC (Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide residential (Class C3), office (Class B1) incorporating ancillary cafe and space for community use, waste management use and community space (Class D1)) granted on 23/08/2018. The development originally consented under ref: 17/05772/EIAFUL is a departure from Policy ED1 of the Lambeth Local Plan (2015).) Granted on 20.07.2020. Permitted 16/10/2020.
- 20/02425/DET - Approval of details pursuant to condition 17 (Cycle Parking) of Planning permission 20/00987/VOC (Variation of conditions 2 (Approved drawings), 26 (Method Statement), 27 (Footings), 28 (Iron Work), 29 (Colour Scheme), 30 (c) (Archaeological) and 31(c) (Building recording) of Planning Permission ref : 17/05772/EIAFUL as amended by S96A ref: 20/00646/NMC (Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-

holder no.1, erection of new buildings ranging from 4-18 storeys to provide residential (Class C3), office (Class B1) incorporating ancillary cafe and space for community use, waste management use and community space (Class D1)) granted on 23/08/2018. The development originally consented under ref: 17/05772/EIAFUL is a departure from Policy ED1 of the Lambeth Local Plan (2015)) Granted on 17.07.2020. Permitted 21/09/2020.

- 20/02426/DET - Approval of details pursuant to condition 34 (Water Supply Infrastructure) of Planning permission 20/00987/VOC (Variation of conditions 2 (Approved drawings), 26 (Method Statement), 27 (Footings), 28 (Iron Work), 29 (Colour Scheme), 30 (c) (Archaeological) and 31(c) (Building recording) of Planning Permission ref : 17/05772/EIAFUL as amended by S96A ref: 20/00646/NMC (Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide residential (Class C3), office (Class B1) incorporating ancillary cafe and space for community use, waste management use and community space (Class D1)) granted on 23/08/2018. The development originally consented under ref: 17/05772/EIAFUL is a departure from Policy ED1 of the Lambeth Local Plan (2015)) Granted on 17.07.2020. Permitted 16/10/2020
- 20/02492/DET - Partial Approval of details pursuant to Condition 19 (Refuse Storage)(Block B only) of Planning permission 20/00987/VOC (Variation of conditions 2 (Approved drawings), 26 (Method Statement), 27 (Footings), 28 (Iron Work), 29 (Colour Scheme), 30 (c) (Archaeological) and 31(c) (Building recording) of Planning Permission ref : 17/05772/EIAFUL as amended by S96A ref: 20/00646/NMC (Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide residential (Class C3), office (Class B1) incorporating ancillary cafe and space for community use, waste management use and community space (Class D1)) granted on 23/08/2018. The development originally consented under ref: 17/05772/EIAFUL is a departure from Policy ED1 of the Lambeth Local Plan (2015)) Granted on 17.07.2020. Permitted 16/10/2020.
- 20/02855/DET - Partial approval of details pursuant to condition 11 (Energy Calculations Non-Residential)(Block B only) of Planning permission 20/00987/VOC (Variation of conditions 2 (Approved drawings), 26 (Method Statement), 27 (Footings), 28 (Iron Work), 29 (Colour Scheme), 30 (c) (Archaeological) and 31(c) (Building recording) of Planning Permission ref : 17/05772/EIAFUL as amended by S96A ref: 20/00646/NMC (Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide residential (Class C3), office (Class B1) incorporating ancillary cafe and space for community use, waste management use and community space (Class D1)) granted on 23/08/2018. The development originally consented under ref: 17/05772/EIAFUL is a departure from Policy ED1 of the Lambeth Local Plan (2015).) Granted on 20.07.2020. Permitted 27/10/2020.
- 20/02856/DET - Partial Approval of details pursuant to Condition 9 (Energy Calculations Residential)(Block B only) of Planning permission 20/00987/VOC (Variation of conditions 2 (Approved drawings), 26 (Method Statement), 27 (Footings), 28 (Iron Work), 29 (Colour Scheme), 30 (c) (Archaeological) and 31(c) (Building recording) of Planning Permission ref : 17/05772/EIAFUL as amended by S96A ref: 20/00646/NMC (Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-

listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide residential (Class C3), office (Class B1) incorporating ancillary cafe and space for community use, waste management use and community space (Class D1) granted on 23/08/2018. The development originally consented under ref: 17/05772/EIAFUL is a departure from Policy ED1 of the Lambeth Local Plan (2015).) Granted on 17.07.2020.

- Basic Compliance Reports
- Full SAP Calculations
- Predicted Energy Assessments

Pending consideration

- 20/03326/DET - Partial Approval of details pursuant to condition 55 (Plant equipment) and 57 (Habitable Room Attenuation) of Planning permission 20/00987/VOC (Variation of Conditions 2 (Approved drawings), 26 (Method Statement), 27 (Footings), 28 (Iron Work), 29 (Colour Scheme), 30 (c) (Archaeological) and 31(c) (Building recording) of Planning Permission ref : 17/05772/EIAFUL as amended by S96A ref: 20/00646/NMC (Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide residential (Class C3), office (Class B1) incorporating ancillary cafe and space for community use, waste management use and community space (Class D1) granted on 23/08/2018. The development originally consented under ref: 17/05772/EIAFUL is a departure from Policy ED1 of the Lambeth Local Plan (2015).) Granted on 17.07.2020. Pending consideration.
- 20/03428/DET - Partial Approval of details pursuant to Condition 58 (Residential Amenity Noise)(Block B Only and only pre-construction element) of Planning permission 20/00987/VOC (Variation of conditions 2 (Approved drawings), 26 (Method Statement), 27 (Footings), 28 (Iron Work), 29 (Colour Scheme), 30 (c) (Archaeological) and 31(c) (Building recording) of Planning Permission ref : 17/05772/EIAFUL as amended by S96A ref: 20/00646/NMC (Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide residential (Class C3), office (Class B1) incorporating ancillary cafe and space for community use, waste management use and community space (Class D1) granted on 23/08/2018. The development originally consented under ref: 17/05772/EIAFUL is a departure from Policy ED1 of the Lambeth Local Plan (2015).) Granted on 17.07.2020. Pending consideration.
- 20/03429/DET - Approval of details pursuant to Condition 4 (CHP district heating network details) of Planning permission 20/00987/VOC (Variation of conditions 2 (Approved drawings), 26 (Method Statement), 27 (Footings), 28 (Iron Work), 29 (Colour Scheme), 30 (c) (Archaeological) and 31(c) (Building recording) of Planning Permission ref : 17/05772/EIAFUL as amended by S96A ref: 20/00646/NMC (Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide residential (Class C3), office (Class B1) incorporating ancillary cafe and space for community use, waste management use and community space (Class D1) granted on 23/08/2018. The development originally consented under ref: 17/05772/EIAFUL is a departure from Policy ED1 of the Lambeth Local Plan (2015).) Granted on 17.07.2020. Pending consideration.

originally consented under ref: 17/05772/EIAFUL is a departure from Policy ED1 of the Lambeth Local Plan (2015).) Granted on 17.07.2020. Pending consideration.

Lambeth Council
[REDACTED]
London
[REDACTED]

10 August 2020

Dear [REDACTED],

Oval Village Update

Following my letter dated 22nd June 2020 and our subsequent discussions, I write to provide an update on Oval Village and the key matters we are seeking to agree with Lambeth.

[REDACTED] remains committed to the continued delivery of the 1,309 homes (including 409 affordable) and 1,500 jobs on Oval Village. Despite the delays we have experienced due to Covid 19 and the restrictions this has imposed upon our operations, we have released the whole of the first phase of the project, which will deliver the new Tesco store, 344 homes, including 128 affordable homes (37%), and 25,000 of commercial space known as Phoenix Works.

Going forward we are proposing to re-sequence the delivery of the project to reflect what we expect is going to be a continuing challenging sales environment as the economic consequences of Covid-19 filter through the economy. The change of plan involves putting Block G on the Tesco site into production next rather than Block B on Oval, which includes the Generator building – now known as Oval Works. To put Block B into production requires a significant capital investment in the remediation and ground works of the former gas works. I cover our thoughts on this further below.

As I covered in the letter on 22 June, Covid-19 has posed a number of challenges to delivery of this project. The additional social distancing measures that have been put in place to ensure the safety of all workers has extended the programme durations on a number of key trades, which ultimately creates a delay to the end dates. The additional measures and programmes delays create increased costs and cashflow demands, at a time when sales are continuing to fall behind what would be expected in a normal market.

We have asked for Lambeth's assistance by delaying the next CIL payment of £1.8m, as set out below the next key milestone for the project is the handover the of the Tesco store in Autumn 2021. This support from Lambeth will aid the continued delivery of the project during these challenging times. In return, we accept that Lambeth will want to see this project continues to move forward and I therefore set out our current commitments to Phase 1 and 2 of the project, and what we need to do to release Phase 3.

The key milestones for the project going forward are:

Phase 1 (Block A) – 344 homes (128 affordable), New Tesco, 25,000 sq ft B1, 5,000 sqft flexible commercial

- Handover of new Tesco store to the retailer in Autumn 2021. Tesco to complete fit out works and open to customers in the new year 2022.
- Delivery of first homes in Autumn 2022 – 86 market and 40 affordable homes
- Completion of Phoenix Works, 25,000 sq ft B1 creating space for 250 jobs – Autumn 2023
- Delivery of 58 affordable homes – Spring 2023
- Final delivery of 130 market and 30 affordable homes - Autumn 2023



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Registered in England and Wales
Registered Office: Berkeley [REDACTED]



Summary

We appreciate Lambeth being willing to consider the deferment of the CIL payments and a revised CLP, and acknowledge this will need engagement with members. I trust that I have conveyed our commitment to the project and how these amendments will assist us in continuing the delivery in line with the detail covered above.

I would be delighted to discuss this with you in further detail and I thank you for taking the time to consider our proposal in these very uncertain times. Clearly, we are having to adapt to the circumstances and we look forward to continuing to work together with officers and members so that Oval Village can continue to deliver the much needed homes, jobs and community benefits.

Yours sincerely,



Managing Director

Attachments

- Site Plan
- Oval Works brochure



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Registered Office: [REDACTED]



Phase 2 (Block G) – 174 homes (99 affordable) 8,500 sqft flexible commercial

- We have recently submitted a planning application for Block G which re-configures the commercial units at Ground Floor and through some sensitive additions in height would deliver an additional 15 homes including 7 affordable.
- Commencing in Q3 2021, the first homes will be delivered in Spring 2024 – 60 market and 25 affordable homes
- Completion of 8,500 sqft flexible commercial space creating space for 85 jobs – Autumn 2024
- Final delivery of 15 market and 74 affordable homes - Autumn 2024

Future Phase 3 (Block B) – 210 homes, 100,000 sqft B1, 1,000 sqft community space

To enable Phase 3 to come forward, we need to undertake the remediation and basement construction of the whole of the Oval Gas works site. This is a significant investment commitment of over £24m in land costs, build and third party costs to bring the site to slab.

In order for us to release this, we have created a strategy to bring forward the delivery of the Oval Works (the former Generator building) in Block B. We have instructed one of the world's leading office agents [REDACTED] (C&W) to advise us, and working with them and Morrow Lorraine Architects have revisited the design of the building to significantly enhance both the internal and external appearance of the building. This has been captured in our brochure for Oval Works, which I am delighted to enclose for your information. We believe this building has the potential to deliver a truly first class employment offering for the borough, which everyone can be proud of.

[REDACTED] have commenced marketing and whilst there is certainly good interest in the investment potential of the building, the current pandemic is restricting the short-term appetite to commit. As restrictions on the way businesses can operate continue to reduce and we all return to a more normal environment, we expect the interest in the building to continue to grow.

The key feedback from the market during these initial marketing discussions has been the timeframes for delivery of the building. The current CLP restricts our delivery programme. We have therefore explored an alternative approach, which would require a new CLP, and if this was supported by members will reduce the programme for the delivery of Oval Works from 4 years to 3 years.

At 3 years to completion this opens up a significantly broader audience and is much more likely to attract a partner now than if the building remains on a 4 year delivery programme. If we can secure a partner to commit to the project, we will commence Phase 3. We are putting together a short presentation of the revised CLP, which will be provided to [REDACTED] in advance of presenting this to members.

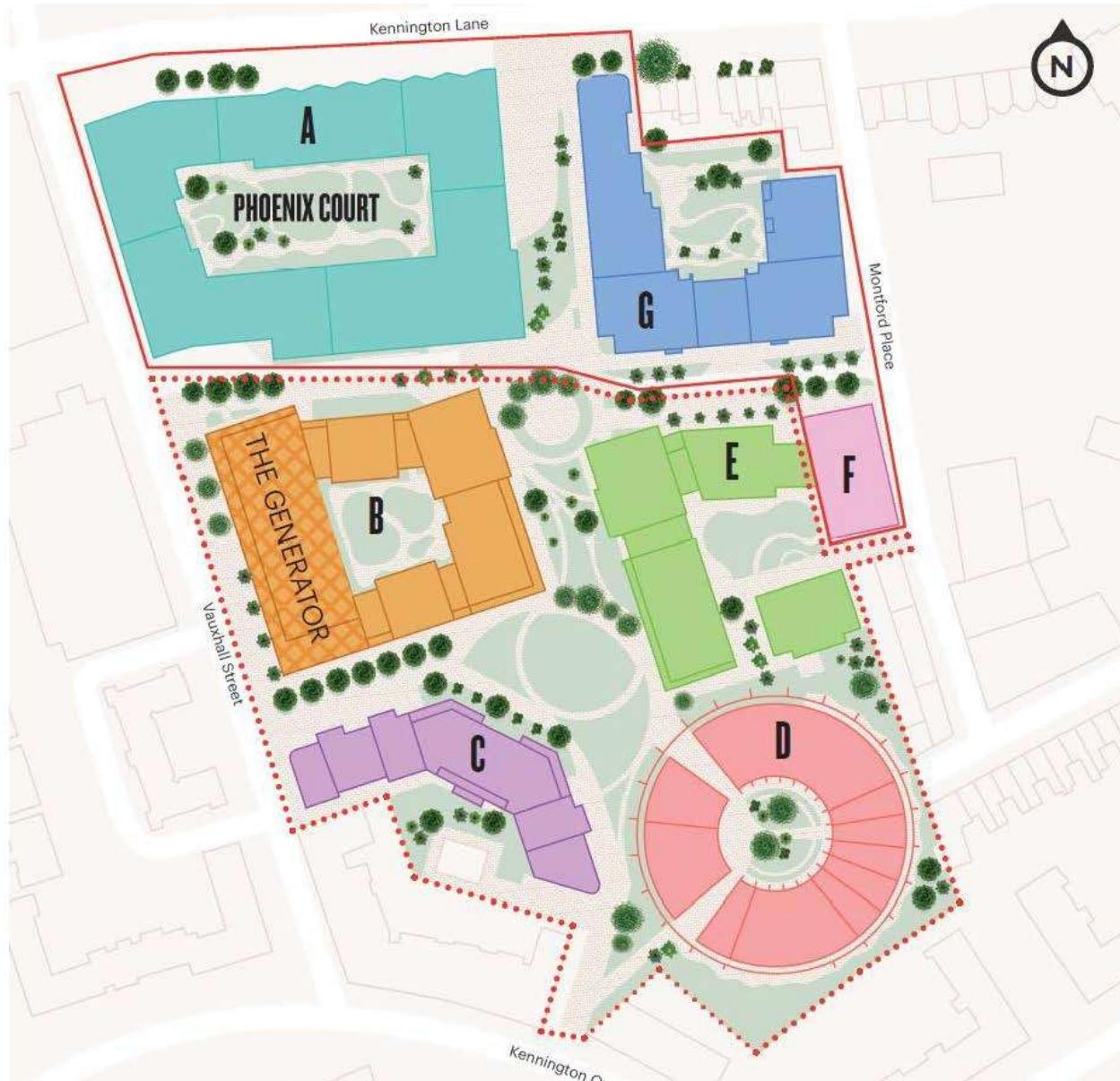
Beyond Phase 3

As you know [REDACTED] prides itself on the quality of the places we create. As with many long term projects, the initial planning consent often evolves and improves through the delivery of the project. We have already made significant improvements to the gasholder building (Block D) – changing the way we refurbish the structure and investing more into the façade treatments. On Oval Works (Block B) we have once again enhanced the facades, as well as re-modelling the internal spaces within the office building.

We are now looking to further improve the scheme through further enhancements to the facades of the remaining blocks, a significant enhancement to the landscaping and public art, some further improvements to the ground floor uses, and additional homes delivered through sensitive additions to building heights. We intend to bring all of these enhancements together into a presentation to officers and members to gather thoughts and work together to further enhance this fantastic new community in Lambeth.



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Registered Office: Berkeley House, [REDACTED]







OVAL WORKS IS THE FLAGSHIP COMMERCIAL BUILDING AT OVAL VILLAGE, A VIBRANT NEW CAMPUS SET TO TRANSFORM THIS CORNER OF LONDON.

OVAL VILLAGE IS ONE OF THE LEADING MILLS PARKS, PROVIDING 15,500 SQ FT OF RETAIL AND OVER 10,000 SQ FT OFFICE SPACE. A COMPETING POSITION IS AN INTEGRAL PART OF THE DEVELOPMENT.



OVAL VILLAGE SITE MAP



97,767 SQ FT OF GVA EXC OFFICE ACCOMMODATION

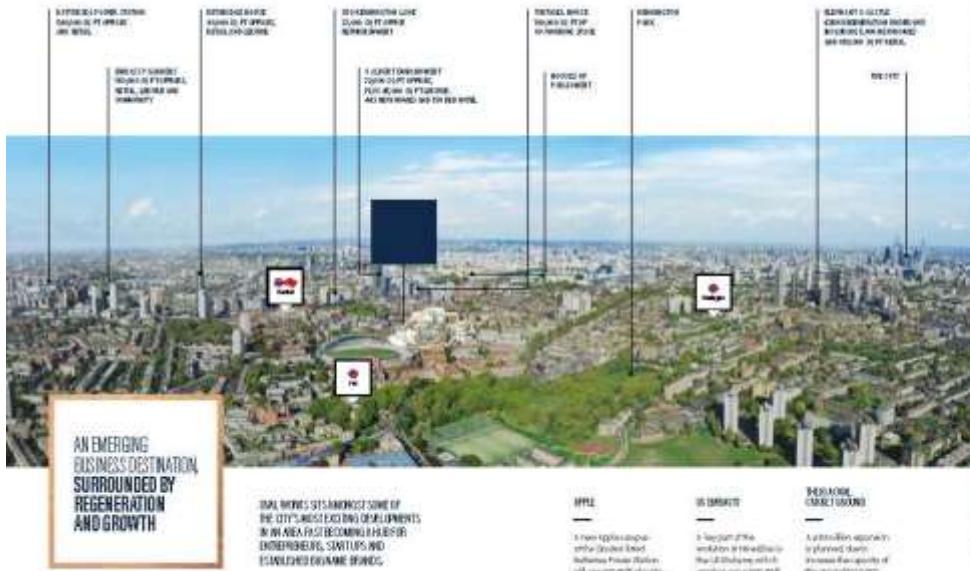
PART OF OVAL VILLAGE,
WINNER OF THE MIXED
USED FOR THE BEST
MIXED-USE SCHEME

BEST IN CLASS BUILDING
DESIGN LEVY & EXEMPTIONS
NO PLANNING + LOW RENT

EMERGING BUSINESS
LOCATION DEDICATED
BY LAW EXC EXC IN
SERVING BEST ACTIVITY

FAST CONNECTIONS VIA
NATIONAL LINE SERVICES FROM
A VIALATION

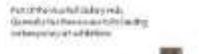
BOTH NEW EDITION AND
THE CITY ACCESSIBLE IN UNDER
10 MINS FROM READY BY
OVAL AND CANNON
UNDERGROUND STATIONS



Take your pick from given
independent items. You can
either bring one or two with you.



Isotretinoin (isotretinoin) is a synthetic retinoid used to treat acne. It is also used to treat severe forms of acne and to treat acne in pregnant women.

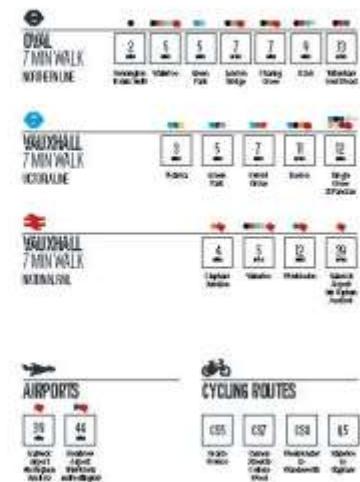
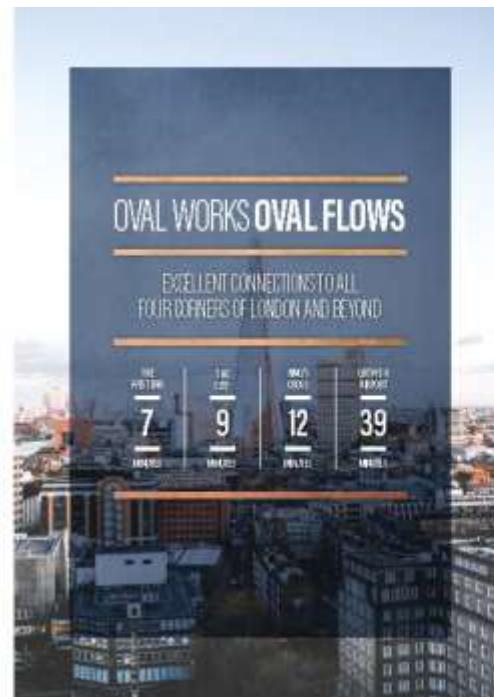


For on the road full liability rests.
Quarrel with the horse and you will be leading
the horse away out of difficulties.



Kannington Falls is just 30 minutes away from the open green spaces the Duggar's call home, quite easily.





1911 1912

PEOPLE FROM ALL OVER THE WORLD
ARRIVED HERE TO START THEIR BUSINESS

A WORKING MONUMENT TO
THE GREAT PIONEERS OF BRITISH
POWER AND ENTERPRISE

TODAY

OVAL VILLAGE IS A COMMUNITY OF PEOPLE, PLACES AND
THEIR BUSINESS

A PLACE WHERE THOUSANDS
OF PEOPLE WILL LIVE, WORK &
COME TO MOVE. EVERYTHING
THE AREA HAS TO OFFER

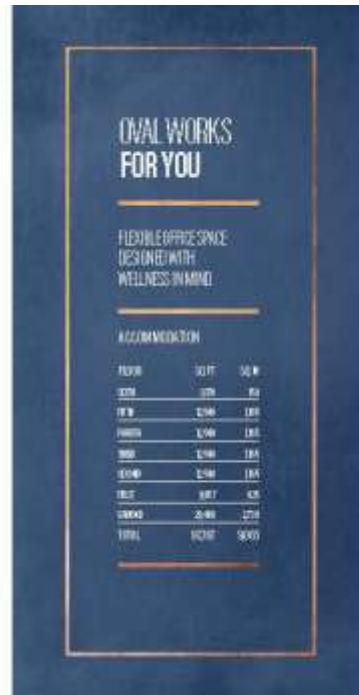
OVAL WORKS TOGETHER

AT OVAL VILLAGE, BERKELEY ARE SETTING TO CREATE A
COMMUNITY FOR RESIDENTS AND BUSINESSERS THAT
WILL EMBRACE THE DEVELOPMENT AND OVAL WORKS
FOR THE BENEFIT OF OVAL VILLAGE AND THE
SURROUNDING COMMUNITY

- Over the years, The Berkeley Group has won various prestigious awards for the quality design and sustainability of the developments at Oval Village will be no different.
- In addition to creating a beautiful, architecturally exciting industrial and commercial purpose built scheme, it creates for people to live, work and enjoy friend the development will integrate fully with the local area and surrounding environment. The village will also act through extensive cycle and pedestrian routes, providing key connections to amenities and transport hubs.
- Additional sustainability design features include: renewable energy generation and a sustainable urban drainage.
- A self-contained campus, Oval Village will be a vibrant, sustainable and accessible destination with public, cycle and accessible 100% electric vehicle infrastructure. The Doge House and 12 Millings of Oval provide spaces for local, original and creative businesses.
- Berkeley estimate within a short distance of the project will already created areas of green space and landscaping providing habitats for local wildlife.



BERKELEY
DESIGN. DEVELOP. DELIVER



SEVEN LEVELS OF
HIGH SPECIFICATION
WORKSPACE WITH A
GENEROUS TYPICAL
FLOOR OF 12,540 SQ FT



SPECIFICATION

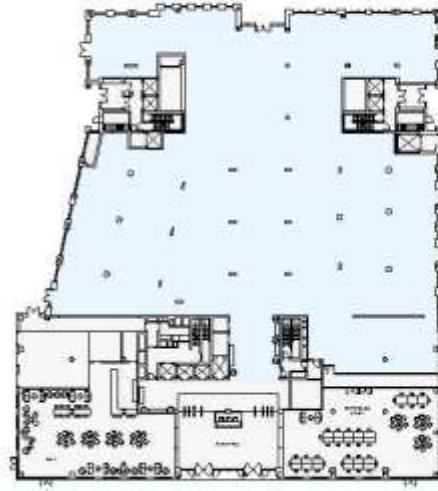
• Patterned windows	• Super white
• 3.0m Head to ceiling height of 2.4m	• 100% natural
• 8mm Gypsum board	• 100%
• Full height glazing	• Natural light
• 1.5mm copper roof	• 100%
• Full specification	• 100%
• Full specification	• 100%

TERMINATE

The sixth floor will be off plan to the seventh floor including a staircase and a lift shaft on the ground floor.

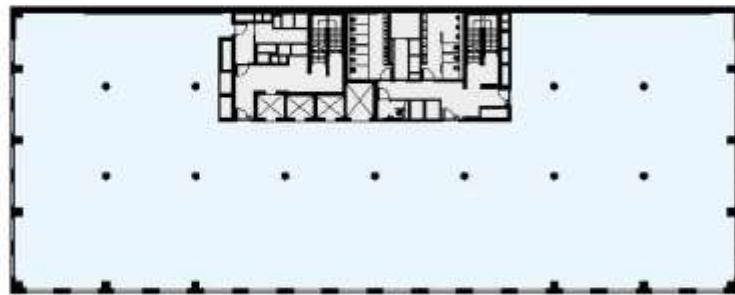
ROOF/6TH GROUND FLOOR

£ 25000.00 | L25000



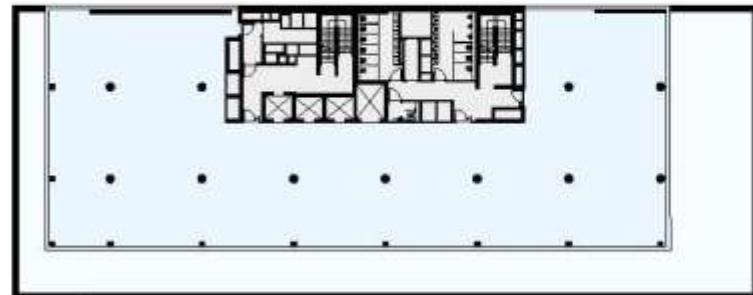
ROOFER
TYPICAL OFFICE FLOOR

HO 05405F | REV08



ROOFER
6TH FLOOR WITH TERRACE

HO 05405F | REV08





For more information, please contact:



TEL: 0776490279
RICHARD.HOWARD90@GMAIL.COM

Subsequent research has shown that the low-volatility strategy is based on a number of practicalities and subjective assumptions that are not necessarily true. In addition, the low-volatility strategy has been shown to be less effective than other investment strategies, such as the growth strategy, in terms of risk-adjusted returns. Therefore, it is important to understand the assumptions and practicalities behind the low-volatility strategy and to evaluate its potential benefits and risks before investing in it.



九月九日



Please see below for a copy of the latest (November 2020) Oval Village Community newsletter:

**COMMUNITY
NEWSLETTER**

ISSUE 6 - NOVEMBER 2020



A circular image showing a modern residential complex with multiple apartment buildings under construction. The buildings have a mix of brick and light-colored panels. In the foreground, there is a paved area with people walking and sitting, and a small outdoor cafe with a white umbrella. A large white rectangular overlay in the center contains the text "OVAL VILLAGE" in bold, sans-serif letters, with "CENTRAL LONDON" in smaller letters below it.

Welcome to the next edition of our Oval Village newsletter.
This is a newsletter about the regeneration of the
Oval Gas Works and Tesco Kennington.



The redacted area is a solid gray rectangle located in the lower right quadrant of the page, positioned above the page number.

Construction Update

Following clear Government guidelines to encourage construction work to carry on, we continue to make progress on site, albeit in a reduced capacity.

Behind the hoarding we are busy building the complex structure that allows us to build

apartments above what will be the Tesco supermarket.

The concrete frame is starting to go up higher and we are starting on level 3. Our façade contractor has begun on site along with the scaffolder and brick worker.



Oval Works Gets Revamp

New designs for Oval Works, the 100,000 sq ft office space in Oval Village, have now been revealed.

The new facade features a grey coloured brickwork and bronze encased floor to ceiling windows.

Workers will be greeted by a stylish double height reception plus wellness focused co-working and café space. To top it all off, the sixth floor benefits from a private wraparound garden terrace with views over the city and Oval cricket ground.



Upskilling Lambeth Locals

Twelve young women and men from Lambeth and Southwark are now nine months into training for work programme, Street Elite, which is sponsored by the [REDACTED] Foundation.

Over the last nine months they have received mentoring, daily fitness sessions, mock job interviews, CV workshops and career talks over Zoom, to help get them ready for entering the world of work or further education.

We celebrated their achievements in July with a virtual graduation where we were

joined by MOBO Founder, Kanya King CBE and musician, Locksmith, who congratulated the participants and shared their own inspiring stories.

We are pleased to report that 7 out of 12 young people from the south London cohort are now in work or education. We have held revision workshops to help the participants revise for their construction skills cards and are very pleased that one of the young women has secured a job as an apprentice Quantity Surveyor on a [REDACTED] site in East London.



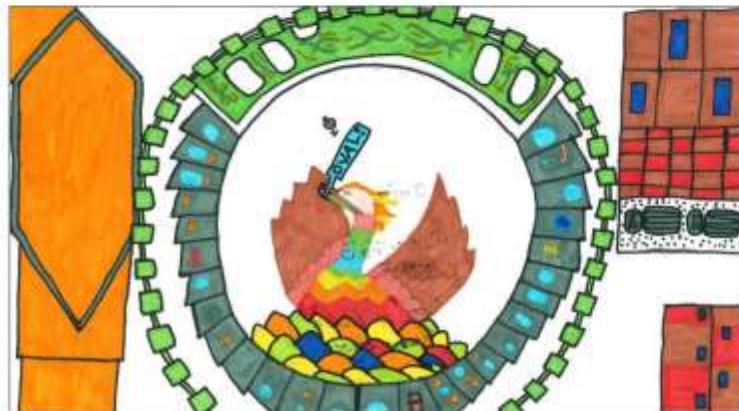
Oval Alive With Art Talent

The winners of Oval Village's art competition have now been announced after dozens of local children submitted their artistic interpretations of the Oval Gas Holders and what they mean to them.

Congratulations go to two youngsters from Ashmole Primary School and Triangle Adventure Playground, who will each

receive a £100 voucher for local arts shop, Que Arts in Kennington.

The community judging panel, made up of The Glassworks Gallery, Heart in Art Workshops and Gasworks Gallery, commented on the quality and imagination of the entries.



Under 7 Winner



Age 7-15 Winner



Community Winner



"We were so impressed with all of them and the efforts they made were just outstanding" said Kes Young from Heart in Art Workshops.

A selection of the colourful artwork will soon be displayed in an al fresco gallery on our hoarding along Montford Place, outside the Oval Village project.

Project Director at [redacted] said:

"The wonderful artworks show what the historic gas holders mean to the local community and their future. We're doing everything we can do refurbish the gas holder back to its former glory so it can once again stand proudly in this part of Oval."



Work Experience Goes Virtual

██████████ has created a virtual work experience programme for young people, which enables them to gain an Industrial Cadet accreditation by demonstrating the skills and experience gained during their time with us.

Through a series of Zoom meetings, videos and workbooks, the young people will be guided through a process, such as tendering a contractor package and assessing the viability of a piece of land. The virtual experiences are now being rolled out across several ██████████ and St Edward sites.

Supporting Local People Into Work

Our Future Opportunities Advisor has been very busy the last few months, helping local people learn more about the construction industry and how they can boost their CVs for future jobs.

Activities so far have included doing virtual mock interviews for job seekers in collaboration with Central London Forward, delivering an Apprenticeship Information Session with Construction Youth Trust and sharing a Future Explorers Employability Skills Workbook with local schools and organisations.

In addition to this, we have participated in the London Southbank University Employability Summer Camp Webinar by providing information regarding how students can search for jobs during a pandemic.



Play Packs for Young People in Lambeth

Triangle Adventure Playground haven't let Covid get in the way of play for young people. Since March, they have delivered 200 play packs with 100 specifically targeted to young people and families at risk of or experiencing hardship and shared out more than a dozen Samsung tablets to help families stay connected and join them online.

They have already organised over 300 hours of fun via their zoom play sessions.

Thanks go to their play pack funders, supporters and volunteers including The Walcot Foundation, The ██████████ Foundation and The Fore Trust.



GOING PAPERLESS...

In an effort to reduce paper consumption, we no longer print this newsletter. If you would like to be added to this mailing list please email
[REDACTED]

CONSIDERATE CONSTRUCTORS



Our 12 month rolling average Considerate Constructors Scheme score of 43/50 across [REDACTED] Group is significantly above the industry average for the same period (37/50) and demonstrates the care we take on each development under construction to limit our impact on our surroundings.

CONTACT US



Project Director

020 7720 2600



Development Manager



Investor in
Customers:
Gold 2020

2. **Site name:** Land bounded by Upper Ground and Doon Street, SE1 (Waterloo)

Planning Application Reference Number: 11/00996/FUL

Landowner and developer: Coin Street Community Builders

Development description: Redevelopment of site to provide a 8,292 sqm multi-purpose community sports centre and swimming pool, 902 sqm retail/commercial/restaurant/bar floorspace (use classes A1, A2, A3 and A4), 236 residential units and underground parking for 56 cars contained within a 43 storey tower measuring 144.3m in height and a part 7, part 8 storey block with roof terraces and courtyard.

The planning permission is granted pursuant to an application to vary condition 47 (detailed plans) of planning permission ref 10/00445/FUL (granted on 10.05.10) so as to allow for minor material amendments to the development granted under planning permission ref 10/00445/FUL. The minor material amendments comprise of internal rearrangements to provide a single residential circulation core and associated changes to the external elevations at ground floor, an alteration to the car park lift and revision to the internal layout and dwelling mix of the residential accommodation reducing the overall number of residential units from 329 to 236.

Resolution to grant full permission: 08/11/2011

Section 106 agreement signed: 26/03/2012

Planning permission issued: 27/03/2012

Summary of obligations:

Schedule 1 – The site description

Schedule 2 – Draft 2012 permission

Schedule 3 – The 2010 permission

Schedule 4 – Variations to the original planning obligation

Progress to date:

The London Development Database records works as started on 06/08/2012. The application has been technically implemented, so is extant, but no homes have been completed to date. The information below includes discharge of obligations and conditions.

This is followed by a letter from [REDACTED] of Coin Street Community Builders (CSCB) to [REDACTED] [REDACTED], Director of Planning, dated 16 June 2020 setting out the anticipated delivery programme for this site. This letter is also included in appendix 3 to [CSCB's statement on Matter 3](#). The key information is set out on page 3 of the letter and states:

"CSCB is determined to press on with preparations to build out this development even in current circumstances and the CSCB board recently agreed significant funding to commission its design team to review the structure and services and bring the plans up to date with current regulations and guidance. This work will provide the basis for any necessary s96a applications and we look forward to working closely with your team as the plans develop. It is intended to follow this with detailed design and specification of the leisure centre, again bringing it fully up to date with contemporary operating procedures and ensuring that the appointed developer delivers it to the

highest possible standard. As you know, all rights of light issues are resolved, and work is also progressing on financial and other legal matters in preparation for the appointment of a development partner in summer 2021, and with a view to moving on to construction starting in 2022."

Discharge of obligations and conditions:

- 12/02243/DET - Approval of details pursuant to condition 24 (details of cycle parking) of planning permission ref: 11/00996/FUL (Redevelopment of site to provide a 8,292 sqm multi purpose community sports centre and swimming pool, 902 sqm retail/commercial/restaurant/bar floorspace (use classes A1, A2, A3 and A4), 236 residential units and underground parking for 56 cars contained within a 43 storey tower measuring 144.3m in height and a part 7, part 8 storey block with roof terraces and courtyard) granted on: 27.03.2012. Permitted 16.08.2012
- 12/02244/DET - Approval of details pursuant to condition 26 (details of mud and building debris) of planning permission ref: 11/00996/FUL (Redevelopment of site to provide a 8,292 sqm multi purpose community sports centre and swimming pool, 902 sqm retail/commercial/restaurant/bar floorspace (use classes A1, A2, A3 and A4), 236 residential units and underground parking for 56 cars contained within a 43 storey tower measuring 144.3m in height and a part 7, part 8 storey block with roof terraces and courtyard) granted on 27.03.12. Permitted 16.08.2012.
- 12/02245/DET - Approval of details pursuant to condition 27 (details of all vehicles used by site operatives and visitors) of planning permission ref: 11/00996/FUL (Redevelopment of site to provide a 8,292 sqm multi purpose community sports centre and swimming pool, 902 sqm retail/commercial/restaurant/bar floorspace (use classes A1, A2, A3 and A4), 236 residential units and underground parking for 56 cars contained within a 43 storey tower measuring 144.3m in height and a part 7, part 8 storey block with roof terraces and courtyard) granted on 27.03.12. Permitted 16.08.2012.
- 12/02246/DET - Approval of details pursuant to condition 43 (details of the proposed construction methodology) of planning permission ref: 11/00996/FUL (Redevelopment of site to provide a 8,292 sqm multi purpose community sports centre and swimming pool, 902 sqm retail/commercial/restaurant/bar floorspace (use classes A1, A2, A3 and A4), 236 residential units and underground parking for 56 cars contained within a 43 storey tower measuring 144.3m in height and a part 7, part 8 storey block with roof terraces and courtyard) granted on 27.03.12. Permitted 16.08.2012.
- 12/02247/DET - Approval of details pursuant to condition 36 (details of a programme of archaeological work in accordance with a written scheme for investigation) of planning permission ref: 11/00996/FUL (Redevelopment of site to provide a 8,292 sqm multi purpose community sports centre and swimming pool, 902 sqm retail/commercial/restaurant/bar floorspace (use classes A1, A2, A3 and A4), 236 residential units and underground parking for 56 cars contained within a 43 storey tower measuring 144.3m in height and a part 7, part 8 storey block with roof terraces and courtyard) granted on 27.03.12. Permitted 01.08.2012.
- 12/02248/DET - Approval of details pursuant to condition 38 (a detailed site investigation) of planning permission ref: 11/00996/FUL (Redevelopment of site to provide a 8,292 sqm multi purpose community sports centre and swimming pool, 902 sqm retail/commercial/restaurant/bar floorspace (use classes A1, A2, A3 and A4), 236 residential units and underground parking for 56 cars contained within a 43 storey tower measuring

144.3m in height and a part 7, part 8 storey block with roof terraces and courtyard) granted on 27.03.12. Permitted 03.08.2012.

- 12/02298/S106 - Discharge of pre implementation submission requirements pertaining to Schedules 2 (Leisure Centre Provisions), 3 (Traffic and Transport), 9 (Method of Construction Statement) and 11 & 12 (Television Reception) of the s106 planning agreements for planning permissions 10/00445/FUL and 11/00996/FUL (Redevelopment of site to provide a 8,292sqm multi-purpose community sports centre and swimming pool, 902 sq m retail/commercial/restaurant/bar floor-space (use classes A1, A2, A3 and A4), 329 or 236 residential units (respectively) and underground parking for 56 cars contained within a 43 storey tower measuring 144.3m in height and a part 7, part 8 storey block with roof terraces and courtyard) granted on 10.05.2011 and 27.03.2012 respectively. Permitted 06.08.2013.



Assistant Director
Planning, Transport and Development
London Borough of Lambeth

Via email: [REDACTED]

16 June 2020

Dear [REDACTED],

REVISED LAMBETH DEVELOPMENT PLAN: SITE ALLOCATIONS DPD

COIN STREET COMMUNITY BUILDERS' SITES

Thank you to yourself and your colleagues for meeting with us on 21 April 2020, we found the meeting very constructive. We have also subsequently met with [REDACTED] and [REDACTED] and we look forward to further ongoing discussions. As promised, I write to set out our emerging plans for each of our sites, and the anticipated programme for their progression.

I would also refer to CSCB's representations, dated 13th March 2020 (attached as Appendix 1) to the Revised Local Plan Pre-Submission Publication and to the CIL Charging Schedule. These provide context and support to many of the comments below and we would like to engage in discussions with you in their regard so that these matters can be resolved pre EIP too. We would like further discussion, in particular, on the representations submitted under:

- a) Reference BFFRSBKQ, Rep 6 (relating to site 9), Rep 8 (Doon Street height), Rep 10 (relating to Youth Provision); and
- b) Reference BSKKSRFT, Rep 2 (relationship between CIL priorities and policies on green space).

[REDACTED] and [REDACTED]

We were glad to have the chance to take you through our booklet on this site, which sets out the policy support for the uses we propose and a public realm strategy fully in line with Lambeth's policies and aspirations. As mentioned above, a meeting has also been held between our architect, [REDACTED] and your colleagues to discuss our proposals further.

We have a focussed vision to provide a nursing home on the site, further to locally identified needs, commissioned studies, and past discussions with LB Lambeth, LB Southwark, Guy's and St Thomas's NHS Trust, and King's College London. There are a number of key points:

- There is an increasing ageing population that requires accommodation, and this includes persons with nursing and dementia care needs. This is identified in the Local and London Plans, amongst other sources.
- The number of households (including those accommodating the elderly) is also growing - and at a proportionately quicker rate than the population. This causes increasingly inefficient use of the housing stock. The creation of more bespoke housing for the elderly could free up larger homes for families and lead to greater efficiencies in the utilisation of stock.

- The health and wellbeing of some people with particular care needs – not all of whom are elderly – will benefit from smaller bespoke accommodation, local to friends and families, with onsite nursing care and supported by community facilities and programmes.
- The facilities may also allow better use of expensive main hospital beds where discharging patients to more appropriate settings can be challenging.

The current vision is based on work carried out by CSCB, its consultants and a local reference group between 2013 and 2015. We are commissioning updated information and will share this with you as soon as it is available.

The nursing home requires both capital and ongoing revenue subsidy, and therefore commercial office development is proposed at Prince's Wharf, with limited housing above the nursing home on Gabriel's Wharf, to fund the development and its ongoing operation. As the housing and commercial development is 'enabling' the much-needed local nursing home, it is important that the affordability and tenure of all three forms of development are treated in a bespoke manner, having regard to the best needs of the area, and viability of delivery.

ITV holds the lease on Prince's Wharf expiring in 2029. However, if it proceeds with the Downton Abbey exhibition, the site will be returned to us earlier, in 2025. Having regard to this timescale, we seek the clearest possible statements in the site allocation to give us the confidence to start work during 2021 on the design of the proposed development and on establishing the parameters for its funding. This will be followed by a planning application, with a view to construction starting as soon as the lease position and funding permit.

As this is a development that will come forward within the Lambeth Plan period, we are keen for the site to be identified for development in the emerging Site Allocations DPD, and we feel it is important for this policy document to set out the key principles to which the development should have regard. However, it is important that these principles do not constrain or unnecessarily fetter the more developed design thinking which will follow from 2021 onwards.

Our architects, [REDACTED], have undertaken work on the key urban design principles to be incorporated into development on these sites. These include the provision of a public piazza linking Upper Ground to the riverside, the delivery of active frontages along a new key pedestrian route between Prince's Wharf and the redeveloped former London Television Centre (LTVC), and the best siting of the buildings. This was discussed at our meeting with your colleagues on 20th May.

We would be grateful for further engagement with yourself and your colleagues once you have considered the information that we have presented.

As discussed, we have shared the document we sent you on this site with CO-RE who are leading the development of the former LTVC site, and have had a positive discussion with them on the key features of our proposed development and the public realm plan, especially on the principle of the aforementioned key pedestrian route on which we had secured agreement with ITV prior to their sale of the site.

Finally on this matter, despite the acknowledgement in the text of the draft Local Plan of the ageing population and the need for more care, there is no actual policy clearly supporting the provision of accommodation for the elderly. In our representations to the draft Local Plan, we commented that Policy H8 should provide this support and we suggest this is done by altering the opening of the policy to read:

'a) The council will support the provision of housing to meet specific community needs, across a range of tenures, and including those for the elderly and those with dementia and other special needs, where it is demonstrated that the accommodation.' (underlining added to show proposed insertion).

Doon Street

As you are aware, the Doon Street site is the subject of detailed planning permissions, which have been lawfully implemented. I can confirm that it is CSCB's intention to build this development out, and as a result, we are strongly of the view that a site allocation would not assist here and as currently written is actually misleading. We are especially concerned as to the manner in which

heights are dealt with in the draft revised Local Plan. The Secretary of State who determined the appeal carefully considered the visual impacts of the Doon Street scheme including in relation to heritage assets, having regard to very detailed information presented to the Inquiry. I attach a summary of these comments for your ease of reference (see appendix 2). On the basis of the detailed evidence base presented at the Inquiry and the Secretary of State's comments it is very clear that any reference to the acceptable height on the Doon Street site should be the height of the permitted scheme. In comparison, the evidence base used for the Local Plan preparation is rudimentary (tall buildings topic paper para 5.8) and states that applications would be needed for final decisions on heights (tall buildings topic paper 5.9). Where such an appeal decision exists, it is misleading to use less reliable evidence which leads to different guidance.

As you know we have had many discussions with the Council, at senior levels, about this project, which brings forward housing units which are existing commitments in housing delivery terms, as opposed to future potential units. The scheme also delivers a leisure centre and pool for the north of the borough which are already referenced in Lambeth's leisure plan and in the Infrastructure Development Plan.

CSCB is determined to press on with preparations to build out this development even in current circumstances and the CSCB board recently agreed significant funding to commission its design team to review the structure and services and bring the plans up to date with current regulations and guidance. This work will provide the basis for any necessary s96a applications and we look forward to working closely with your team as the plans develop. It is intended to follow this with detailed design and specification of the leisure centre, again bringing it fully up to date with contemporary operating procedures and ensuring that the appointed developer delivers it to the highest possible standard. As you know, all rights of light issues are resolved, and work is also progressing on financial and other legal matters in preparation for the appointment of a development partner in summer 2021, and with a view to moving on to construction starting in 2022.

Given the advanced stage of this development in planning terms and for all the reasons above, a site allocation is not useful nor desirable.

Neighbourhood Centre Phase 2 (Stamford Street)

The development of this site is inevitably a lower priority for Coin Street, but we have commissioned Haworth Tompkins, architects of the existing neighbourhood centre to undertake a study of potential volumes and uses (including housing, community and supporting uses). Their report is expected in July. When we have this we would like, as with Prince's Wharf and Gabriel's Wharf, to enter into further conversations with [REDACTED] and [REDACTED] with regard to setting out some key urban design principles to be taken into account in the development of the site in the future. This would be on the same basis, and with the same caveats, that we have set out in relation to Prince's Wharf and Gabriel's Wharf above.

Living Space Site

CSCB has been involved in a number of discussions about this site with the Council, Oasis, BOST and others and we wish to see it identified as a long-term location for community uses, with any development geared towards supporting such uses. This would be fully in accordance with the objectives of the London Plan, the draft Lambeth Local Plan, and South Bank and Waterloo neighbourhood Plan 2019. These policies state that where a current community use is no longer needed, an alternative community use should be identified from existing needs (see appendix 3 for planning policy note).

As set out in CSCB's response to the Local Plan pre-submission consultation, CSCB has particular concerns that provision for youth has not received the investment it requires in South Bank and Waterloo and that a holistic approach to knife crime and gangs is required. There are positive words in paragraph 2.116 of the pre-submission revised Lambeth Local Plan about neighbourhood-based service delivery, of which CSCB's programmes are a prime example. However, it is noteworthy that although youth provision is among the many examples of community facilities identified in this paragraph, there is no specific policy support nor provision nor allocation identified for Waterloo & the South Bank.

It is very important that a significant youth facility, cross-subsidised by commercial income, is identified in the Plan. The Living Space site could provide this opportunity, and CSCB would welcome discussions with the Site Allocations DPD team, other relevant parts of the Council, Oasis, BOST and other potential partners about the site.

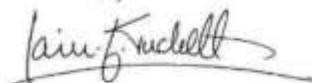
Also, as set out in our representations to the draft Local Plan, we also consider that Policy PN1 should actively support the provision of youth facilities to support the local community by adding in a final element to the policy as follows:

'o) supporting the provision of youth facilities to support the local residential community'.

I hope that this letter sets out further information to you on the programmes for our various sites and the position on our emerging thinking. You will see that we are not yet ready to enter into a PPA, but we do consider that there should be constructive discussions between ourselves and the members of your team working on the Site Allocations DPD to ensure that the document assists rather than hinders delivery, and with colleagues working on the draft Local Plan .

We look forward to liaising with your further.

Yours sincerely



Group director

List of appended documents:

1. CSCB's representations to the Revised Local Plan Pre-Submission Publication and to the CIL Charging Schedule
2. Summary of comments by the Secretary of State on Doon Street
3. Planning Policy Note – Retention of Community Uses

3. Site name: 10 Pascal Street, SW8 4SH (Vauxhall)

Planning Application Reference Number: 15/06216/FUL

Developer: Transport for London Commercial Development

Development description: A residential led mixed use development above and surrounding the proposed Nine Elms Station comprising four buildings between 5 and 20 storeys above the station podium and ranging in height from 29m AOD to 92m AOD, providing 332 residential units (C3) comprising 1 bed, 2 bed, 3 bed and 4 bed apartments; 4,811sqm of workspace/office (B1); 272sqm of assembly and leisure (D2) and 580sqm of retail (falling within class A1/A3/A4), a new public square, amenity space, play space, pedestrian and cycle connections, cycle parking, disabled car parking and associated works.

Resolution to grant full permission: 08/03/2016

Section 106 agreement signed: 16/05/2016

Planning permission issued: 16/05/2016

Summary of obligations:

Schedule 1 – The permission

Schedule 2 – Plan

Schedule 3 - Contributions

Schedule 4 – Initial Intermediate rented units

Schedule 5 – Affordable Housing Review Methodology

Schedule 6 - Affordable Housing Review

Schedule 7 – Restrictions on Parking permits

Schedule 8 – Provision of car club membership

Schedule 9 – Employment and Skills Plan

Schedule 10 – Energy Strategy

Schedule 11 – Highways Works

Schedule 12 – Construction Practice

Schedule 13 – Public Realm

Schedule 14 – Nomination Agreement

Progress to date

The lapse date of the extant permission is 16/05/2025. The site is currently the subject of a new planning application (20/02331/FUL submitted on 13/07/2020) for a scheme that, if approved, would deliver an additional 147 units over and above the consented quantum (479 residential units in total). This application followed a comprehensive pre-application process through a Planning Performance Agreement. The application is expected to be determined in early 2021.

This live planning application was submitted by the same applicant as the consented scheme, TfL Commercial Development (TfL CD), in partnership with Connected London Living (CLL). Extracts are provided below from the Housing Delivery Statement and Planning Statement submitted as part of the current 20/02231/FUL application. These documents are viewable in full on Lambeth's [Planning Applications Database](#). These extracts confirm the role of CLL in the new planning application as

part of a London-wide programme, the funding relationship with the Mayor and the associated timescales.

Nine Elms Over Station Development, Housing Delivery Statement

“Connected Living London (‘CLL’) is a joint venture partnership between Transport for London (TfL) and Grainger Plc which has been formed to deliver approximately 3,000 new homes across London, over seven sites. TfL and Grainger plc are aiming to set a new standard for rental homes, with excellent services, and creating places where residents feel secure and can call ‘home’. The applicant for this specific site is Connected Living London (Nine Elms) Ltd.

A planning application has been submitted by CLL to the London borough of Lambeth (LBL) for residential led mixed-use development above and surrounding Nine Elms Station, redevelopment of the Application Site comprising three new residential buildings to provide 479 new homes together with small scale commercial floorspace (use classes A1-5 and D1), a new public square, and associated works. (‘the Application’). ”

Nine Elms Over Station Development, Planning Statement

“Connected Living London has created an initial portfolio of seven sites which are projected to deliver more than 3,000 well designed homes across London. The partnership’s ambition is to:

- Deliver 40% affordable housing across our sites;
- Drive the speed of housing delivery;
- Lead innovation and drive sustainable living in the Build to Rent sector;
- Become London’s landlord of choice; and
- Connect communities and integrate with the local transport infrastructure.

CLL has applied a cohesive design strategy to create a unifying identity across its portfolio embracing each of the sites’ connectivity. The homes delivered by the partnership will benefit from exceptional transport links in a variety of desirable locations.

The developer (TfL) currently intends to implement Block D under the extant permission. The proposal is that this Application will replace the approved plans for Blocks A, B and C and the majority of the ground level public realm. Notwithstanding this, CLL has an agreement with the Mayor to target commencement of the residential development by March 2021. Accordingly, this should be treated as a legitimate fall-back position in planning terms.”

Montford Place planning application

TfL CD/CLL submitted a second planning application to Lambeth for the Montford Place site on 20/03/20, for 139 Build to Rent homes in combination with light industrial (application reference 20/01086/FUL). This is part of the same programme and Mayoral funding agreement described by CLL above. This application has also followed extensive pre-application discussions through a Planning Performance Agreement with the Council. This site is included in the housing trajectory in [REDACTED] under ‘other sites’ and has not been included in the five year housing land supply because it does not yet meet the definition of deliverable. The application is expected to be determined in early 2021 and, if approved, would then meet the definition of deliverable.

The email below from [REDACTED], Head of Property Development at TfL CD, dated 20 November 2020, confirms TfL's intention to deliver both sites as quickly as possible (subject to planning consent), with a significant proportion of both to be completed within the five year supply period.

From: [REDACTED] [\[mailto:BenTate@tfl.gov.uk\]](mailto:BenTate@tfl.gov.uk)
Sent: 20 November 2020 17:47
To: [REDACTED] >
Subject: Nine Elms / Montford programme

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

As discussed last week, I understand that you have had a query from the Planning Inspector regarding Lambeth's proposed 5 year housing land supply as part of the Local Plan examination. I can confirm that Connected Living London has submitted planning applications in the borough for 139 homes at Montford Place and 479 homes at Nine Elms OSD (Pascal Street). These sites form a key part of TfL's housing programme and we intend to press ahead with delivery as soon as possible. As you will appreciate, the programme is dependent on a number of factors, including receipt of planning permission, the NLE programme, funding availability and the economic implications of Covid. However, all being well, we anticipate that a significant proportion of the schemes should be completed by 2024.

I hope that this is helpful. I'll keep you updated on programme as we progress.

Kind regards,

[REDACTED]

[REDACTED] | Head of Property Development
Transport for London | [REDACTED]
M: [REDACTED] 270587
Email: [REDACTED]
Support/PA: [REDACTED]

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Transport for London is a statutory corporation whose principal office is at [REDACTED]. Further information about Transport for London's subsidiary companies can be found on the following link: <http://www.tfl.gov.uk/corporate/about-tfl/>

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4. Site name: Land on the Westbury Estate, Wandsworth Road, SW8 3ND

Planning Application Reference Number(s): 17/06112/FUL (phase 1) & 17/05991/OUT (phases 2 & 3)

Phase 1

Developer: [REDACTED] with Homes for Lambeth

Development description:

Redevelopment of land at Westbury Estate, fronting Wandsworth Road, comprising:

Site 1: Construction of a part 4, part 9 storey (plus basement) building fronting Wandsworth Road (part 5, part 10 storey (plus basement) building fronting Estate Road due to level changes) to accommodate 40 social rented residential units (Use Class C3), 157sqm commercial floorspace (Use Class A1 / A2 / A3) and provision of floorspace to accommodate a site wide energy centre, together with associated landscaping works, amenity space, refuse and cycle storage.

Site 2: Construction of a 5 storey building fronting Wandsworth Road (6 storeys fronting Estate Road due to level changes) to accommodate 24 social rented residential units (Use Class C3), together with associated landscaping works, amenity space, refuse and cycle storage.

Resolution to grant full permission: 27/02/2018

Section 106 agreement signed: 08/05/2018

Planning permission issued: 08/05/2018

Summary of obligations:

Schedule 1 – The Plans

Schedule 2 – The Permission

Schedule 3 – Contributions

Schedule 4 – Employment & Skills Plan

Schedule 5 – Car Club

Schedule 6 – Restrictions on parking permits on the highway

Schedule 7 – Disabled Persons’ Parking Spaces and Restrictions on parking permits on Estate Roads

Schedule 8 – Affordable Housing

Schedule 9 – Improvement Works

Progress to date

Phase 1 works started on 02/01/2019. Information about discharge of obligations and conditions is set out below. This is followed by an email at the end of this section from [REDACTED] (Interim Assistant Director Housing Delivery, London Borough of Lambeth) dated 11/11/2020 confirming that the projected completions figures for Westbury Phase 1 included within the housing trajectory in Topic Paper 10a (see page 26 of that document) reflect current Homes for Lambeth (HfL) expectations.

Discharge of obligations and conditions:

- 18/02338/DET - Approval of details pursuant to conditions 4 (Method of Demolition Statement), 5 (Construction and Environmental Management Plan) and 23 (Tree Protection

Plan) Of 17/06112/FUL (Redevelopment of land at Westbury Estate, fronting Wandsworth Road...) Granted 08.05.18. Permitted 16.08.2018.

- 18/03054/DET - Approval of details pursuant to conditions 6 (Surface water drainage), 8 (Contamination) and part discharge condition 3 (Archaeology) of Planning Permission ref: 17/06112/FUL (Redevelopment of land at Westbury Estate, fronting Wandsworth Road, comprising:
 - Site 1: Construction of a part 4, part 9 storey (plus basement) building fronting Wandsworth Road (part 5, part 10 storey (plus basement) building fronting Estate Road due to level changes) to accommodate 40 social rented residential units (Use Class C3), 157sqm commercial floorspace (Use Class A1 / A2 / A3) and provision of floorspace to accommodate a site wide energy centre, together with associated landscaping works, amenity space, refuse and cycle storage.
 - Site 2: Construction of a 5 storey building fronting Wandsworth Road (6 storeys fronting Estate Road due to level changes) to accommodate 24 social rented residential units (Use Class C3), together with associated landscaping works, amenity space, refuse and cycle storage) granted on 08.05.2018.

Permitted 26.09.2018

- 19/00135/DET - Partial discharge of condition 30 (BREEAM Design Stage Certificate), of planning permission 17/06112/FUL (Redevelopment of land at Westbury Estate, fronting Wandsworth Road, comprising:
 - Site 1: Construction of a part 4, part 9 storey (plus basement) building fronting Wandsworth Road (part 5, part 10 storey (plus basement) building fronting Estate Road due to level changes) to accommodate 40 social rented residential units (Use Class C3), 157sqm commercial floorspace (Use Class A1 / A2 / A3) and provision of floorspace to accommodate a site wide energy centre, together with associated landscaping works, amenity space, refuse and cycle storage.
 - Site 2: Construction of a 5 storey building fronting Wandsworth Road (6 storeys fronting Estate Road due to level changes) to accommodate 24 social rented residential units (Use Class C3), together with associated landscaping works, amenity space, refuse and cycle storage.) granted on 08.05.2018.

Permitted 21.03.2019

- 19/00136/DET - Approval of details pursuant to condition 7 (Piling Method Statement), of Planning Permission ref : 17/06112/FUL (Redevelopment of land at Westbury Estate, fronting Wandsworth Road, comprising:
 - Site 1: Construction of a part 4, part 9 storey (plus basement) building fronting Wandsworth Road (part 5, part 10 storey (plus basement) building fronting Estate Road due to level changes) to accommodate 40 social rented residential units (Use Class C3), 157sqm commercial floorspace (Use Class A1 / A2 / A3) and provision of floorspace to accommodate a site wide energy centre, together with associated landscaping works, amenity space, refuse and cycle storage.
 - Site 2: Construction of a 5 storey building fronting Wandsworth Road (6 storeys fronting Estate Road due to level changes) to accommodate 24 social rented residential units (Use Class C3), together with associated landscaping works, amenity space, refuse and cycle storage.) granted on 08.05.2018

Permitted 21.03.2019

- 19/00900/DET - Approval of details pursuant to conditions 32 (internal and external plant equipment and trunking) of planning permission 17/06112/FUL, granted 08/05/2018 (Redevelopment of land at Westbury Estate, fronting Wandsworth Road, comprising:
 - Site 1: Construction of a part 4, part 9 storey (plus basement) building fronting Wandsworth Road (part 5, part 10 storey (plus basement) building fronting Estate Road due to level changes) to accommodate 40 social rented residential units (Use Class C3), 157sqm commercial floorspace (Use Class A1 / A2 / A3) and provision of floorspace to accommodate a site wide energy centre, together with associated landscaping works, amenity space, refuse and cycle storage.
 - Site 2: Construction of a 5 storey building fronting Wandsworth Road (6 storeys fronting Estate Road due to level changes) to accommodate 24 social rented residential units (Use Class C3), together with associated landscaping works, amenity space, refuse and cycle storage) granted on 08.05.2018.
 Permitted 23.04.2019
- 19/02316/DET - Approval of details pursuant to conditions 15 (drawings) & 16 (materials) of planning permission 17/06112/FUL (Redevelopment of land at Westbury Estate, fronting Wandsworth Road, comprising:
 - Site 1: Construction of a part 4, part 9 storey (plus basement) building fronting Wandsworth Road (part 5, part 10 storey (plus basement) building fronting Estate Road due to level changes) to accommodate 40 social rented residential units (Use Class C3), 157sqm commercial floorspace (Use Class A1 / A2 / A3) and provision of floorspace to accommodate a site wide energy centre, together with associated landscaping works, amenity space, refuse and cycle storage.
 - Site 2: Construction of a 5 storey building fronting Wandsworth Road (6 storeys fronting Estate Road due to level changes) to accommodate 24 social rented residential units (Use Class C3), together with associated landscaping works, amenity space, refuse and cycle storage granted 08.05.2018.
 Permitted 05.08.2019.
- 20/00623/DET - Partial approval of details pursuant to condition 9 (Verification Report) of planning permission 17/06112/FUL (Redevelopment of land at Westbury Estate, fronting Wandsworth Road, comprising:
 - Site 1: Construction of a part 4, part 9 storey (plus basement) building fronting Wandsworth Road (part 5, part 10 storey (plus basement) building fronting Estate Road due to level changes) to accommodate 40 social rented residential units (Use Class C3), 157sqm commercial floorspace (Use Class A1 / A2 / A3) and provision of floorspace to accommodate a site wide energy centre, together with associated landscaping works, amenity space, refuse and cycle storage.
 - Site 2: Construction of a 5 storey building fronting Wandsworth Road (6 storeys fronting Estate Road due to level changes) to accommodate 24 social rented residential units (Use Class C3), together with associated landscaping works, amenity space, refuse and cycle storage.) granted on 02.01.2019.
 Permitted 26.03.2020
- 20/01395/DET - Approval of details pursuant to condition 12 (boiler system) of planning permission 17/06112/FUL (Redevelopment of land at Westbury Estate, fronting Wandsworth Road, comprising:
 - Site 1: Construction of a part 4, part 9 storey (plus basement) building fronting Wandsworth Road (part 5, part 10 storey (plus basement) building fronting Estate Road due to level changes) to accommodate 40 social rented residential units (Use Class C3),

157sqm commercial floorspace (Use Class A1 / A2 / A3) and provision of floorspace to accommodate a site wide energy centre, together with associated landscaping works, amenity space, refuse and cycle storage.

- Site 2: Construction of a 5 storey building fronting Wandsworth Road (6 storeys fronting Estate Road due to level changes) to accommodate 24 social rented residential units (Use Class C3), together with associated landscaping works, amenity space, refuse and cycle storage) granted on 08.05.2018.

Permitted 05.06.2020

Phases 2 & 3

Developer: Homes for Lambeth

Development description: Outline planning application (with appearance, landscaping and internal layout to be reserved matters), for partial redevelopment of the Westbury Estate comprising:

- Demolition of 89 existing homes (Use Class C3) and no. 438 Wandsworth Road (Use Class A1) and;
- Construction of replacement and new homes in eight new blocks (Use Class C3) between 4 and 8 storeys in height, to provide up to 270 residential units, together with new and improved open space and public realm, playspace, vehicular and cycle parking and ancillary works.

Resolution to grant full permission: 20/03/2018

Section 106 agreement signed: 26/10/2019

Planning permission issued: 26/10/2019

Summary of obligations:

Schedule 1 – The Permission

Schedule 2 – The Plans

Schedule 3 – Highways & Transport

Schedule 4 – Contributions

Schedule 5 – Affordable Housing

Schedule 6 – Affordable Housing Review

Schedule 7 – Affordable Housing Review Methodology

Schedule 8 – Energy Strategy

Schedule 9 – Employment & Skills

Schedule 10 – Considerate Construction Scheme & Nine Elms Construction Charter

Schedule 11 – Retention of Architects

Progress to date

Reserved Matters application due to be submitted by March 2021. Westbury Phase 2 is due to start in 2021/22 as set out in the [HfL Business Plan 2020 - 2023](#) (see the table under the heading 'Our Development Programme'). See also the email below from [REDACTED] (Interim Assistant Director of Housing Delivery, LB Lambeth) dated 11/11/2020 confirming that the projected completions for Westbury Phases 2 and 3 included within the housing trajectory in Topic Paper 10a (page 28 of that document) reflect current Homes for Lambeth (HfL) expectations.

From: [REDACTED]
Sent: 11 November 2020 18:15
To: [REDACTED]
Subject: RE: Westbury and Denby Court

Hi [REDACTED],

Thanks for your e-mail below. I've reviewed the completion dates with HFL and can confirm that based on current projections they're in-line with expectations.

With regard to Denby Court, I'm advised that the planning application is fully prepared and it is anticipated it will be submitted before the end of the calendar year.

Kind regards,

[REDACTED]
[REDACTED]
Interim Assistant Director Housing Delivery
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth
Mob: [REDACTED]

From: [REDACTED]
Sent: 09 November 2020 15:41
To: [REDACTED]
Subject: Westbury and Denby Court

Hi [REDACTED],

The anticipated completions figures are set out below:

Site	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	Reference no.
Land On The Westbury Estate, Wandswo rth Road, SW8 3ND (Westbur y Estate Phase 1)	0	0	64	0	0	0	0	0	0	0	17/06112/ FUL
Land on The Westbury Estate,	0	0	0	0	30	0	151	0	0	0	17/05991/ OUT

Wandsworth Road, SW8 3ND (Westbury Estate Phases 2 and 3)											
Denby Court, 99 Lambeth Walk, SE11 6DY	0	0	0	0	144	0	0	0	0	0	-

Kind regards

[REDACTED] MR TPI
Head of Policy and Place-shaping
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Mob: [REDACTED]
Tel: [REDACTED]
Web: www.lambeth.gov.uk/planning

Postal address: London Borough of Lambeth, Planning Transport & Development, [REDACTED]

Address for delivery in person or by courier: [REDACTED]

5. Site name: Denby Court, 99 Lambeth Walk, SE11 6DY

Developer: Homes for Lambeth

There is a Planning Performance Agreement in place between Homes for Lambeth and Lambeth Local Planning Authority for this scheme comprising an anticipated 144 dwellings. Design and discussions are well advanced and both parties are working towards submission of the planning application by the end of 2020.

Denby Court is due to start on site in 2021/22 as set out in the [HFL Business Plan 2020 - 2023](#) (see the table under the heading 'Our Development Programme').

Please see also the email at the end of the previous section from [REDACTED] (Interim Assistant Director Housing Delivery, London Borough of Lambeth) dated 11/11/2020 confirming that the projected completions for Denby Court included within the housing trajectory in Topic Paper 10a (see page 30 of that document) reflect current Homes for Lambeth (HfL) expectations.

6. Site name: Vauxhall Square - Land bounded by Wandsworth Road, Parry Street, Broadway and Railway line to the east (site allocation 12)

Reference Number: 15/05619/VOC

Developer: R&F Group UK

Development description: Variation of condition 2 (approved plans) and condition 40 (quantum of A3/A4/A5 uses) of planning permission 14/03477/VOC (variation of original application 11/04428/FUL) Demolition of existing buildings (except for the listed buildings on the site) to provide a mixed use scheme comprising nine blocks ranging between 3, 6, 9, 10, 11, 21, 32, 48 and 50 storeys, which includes 520 dwellings (57,244sqm Gross Internal Area (GIA)) , 22,732sqm of new office floor space (B1), 3119sqm GIA of A1-A5 retail, 278 bedroom hotel and 123 suite hotel (C1), 50 bedroom replacement homeless hostel (sui generis), 454 student bed spaces, 3,777sqm new multi-screen cinema (D2), 1,317sqm GIA Gym (D2), 67sqm Community Building associated basement car parking and servicing; new public square and children's play area and associated public realm improvements granted on 29.09.2014.

VOC proposed an extra 58 residential units to bring the total to 578.

Resolution to grant full permission: 09/02/2016

Section 106 agreement signed: 10/05/2016

Planning permission issued: 12/05/2016

Summary of obligations:

Fourth Deed of Variation

Schedule 1 – MA Planning Permission

Schedule 2 – The Planning Agreement, the First Deed of Variation, Second Deed of Variation and Third Deed of Variation

Schedule 3 – Affordable Housing

Schedule 4 – financial contributions

Schedule 5 – Employment and Skills Plan

Schedule 6 – Transport and Highways

Schedule 7 – Public Realms Improvements

Schedule 8 – Energy and Sustainability

Schedule 9 – Framework Travel Plan

Schedule 10 – Student, Hotel and Hostel Accommodation

Schedule 11 – Miles Street Pavilion

Schedule 12 – Accessibility

Schedule 13 – Open Space, Public Art, Play Space and Biodiversity

Schedule 14 – Registered Social Landlords (RSLs) operating in the London Borough of Lambeth, Nominations Agreement for Rented Housing (2011/12)

Schedule 15 – List of Preferred Partners

Schedule 16 – Housing Tenancy Strategy

Schedule 17 – Interest in the site

Progress to date

Works on site started on 23/08/2016. The 454 student bedspaces were completed in 2018/19. The remainder is under construction. Information about discharge of obligations and conditions is set

out below. This is followed by an email from [REDACTED], Planning Director at R&F Group UK dated 18 November 2020 confirming progress of development.

Discharge of obligations and conditions:

- 16/02063/DET - Part approval of details pursuant to condition 3 (Construction Sequencing Plan) in respect of Miles Street South (Area C) of planning permission 15/05619/VOC. Permitted 30.06.2016.
- 16/02142/DET - Part approval of details pursuant to condition 35 (Programme of Archaeological Work) in respect of Miles Street South (Area C) of planning permission 15/05619/VOC. Permitted 16.06.2016
- 16/02143/DET - Part approval of details pursuant to condition 34 (Infiltration of Surface Water Drainage) in respect of Miles Street South (Area C) of planning permission 15/05619/VOC. Permitted 30.06.2016
- 16/02144/DET - Part approval of details pursuant to condition 33 (Piling or any other foundation designs) in respect of Miles Street South (Area C) of planning permission 15/05619/VOC. Permitted 30.06.2016
- 16/02145/DET - Part approval of details pursuant to condition 30 (Risk Assessment) in respect of Miles Street South (Area C) of planning permission 15/05619/VOC. Permitted 15.07.2016.
- 16/02146/DET - Part approval of details pursuant to condition 27 (Drainage Strategy) of planning permission 15/05619/VOC in respect of Miles Street South (Area C). Permitted 16.06.2016.
- 16/02147/DET - Part approval of details pursuant to condition 5 (Method of Construction Statement) in respect of Miles Street South (Area C) of planning permission 15/05619/VOC. Permitted 30.06.2016.
- 16/02168/DET - Approval of details pursuant to condition 26 (impact studies pertaining to the existing water supply infrastructure for that particular part of the development) of planning permission 15/05619/VOC. Permitted 26.07.2016.
- 16/03185/DET - Approval of details, pursuant to condition 30 part 1 (risks associated with contamination; detailed assessment of the risk to all receptors that may be affected, including those off site) with regards to Wendle Court of planning permission 15/05619/VOC. Permitted 24.08.2016.
- 16/04431/DET - Part approval of details pursuant to condition 6 a, b,c, d (Samples/design/building soffits/elevations) in respect of Miles Street South (Area C) of planning application 15/05619/VOC. Permitted 15.09.2016.
- 16/04527/DET - Approval of details pursuant to condition 37 (Flood Risk Assessment) in respect of Miles Street South (Area C) of planning permission 15/05619/VOC. Permitted 16.09.2016.
- 16/05059/DET - Approval of details pursuant to condition 29 (Flood Risk) in respect of Miles Street South (Area C) of planning permission ref (15/05619/VOC). Permitted 04.11.2016.
- 16/05154/DET - Part approval of details pursuant to condition 13 (Strategy for the location of building services)in respect of Miles Street South (Area C) of planning application 15/05619/VOC. Permitted 02.12.2016.

- 16/05300/DET - Approval of details of condition 6 (f) (Roof Plant) and condition 7 (Signage/advertisement strategy) in respect of Miles Street South (Area C) of planning permission 15/05619/VOC. Permitted 02.12.2016.
- 16/05386/DET - Approval of details pursuant to condition 8 (lighting strategy) in respect of Miles Street South (Area C) of Planning permission reference 15/05619/VOC. Permitted 10.03.2017.
- 16/05397/DET - Part approval of details pursuant to condition 19 (function and management strategy up to March 2018) of planning permission 15/05619/VOC. Permitted 26.01.2017.
- 17/01348/DET - Approval of details pursuant to condition 8 (Lighting Strategy) for Wendle Court Hostel (Phase D) of planning permission 15/05619/VOC. Permitted 04.07.2017.
- 17/01351/DET - Approval of details pursuant to condition 3 (Construction Sequencing Plan) for Wendle Court (Phase D) of planning permission 15/05619/VOC. Permitted 18.05.2017.
- 17/01352/DET - Approval of details pursuant to Condition 5 (Method of Construction Statement) for Wendle Court (Phase D) of planning permission 15/05619/VOC. Permitted 19.05.2017.
- 17/01353/DET - Approval of details pursuant to condition 33 (Piling Works) for Wendle Court Hostel (Phase D) of planning permission 15/05619/VOC. Permitted 02.06.2017.
- 17/01354/DET - Approval of details pursuant to condition 26 (Water Supply Infrastructure) for phase D (Wendle Court) of planning permission 15/05619/VOC. Permitted 19.05.2017.
- 17/01359/S106 - Discharge schedule 13 - Part 1 (Site Hoarding Strategy) of section 106 agreement of Planning Permission ref : 15/05619/VOC granted on 12/05/2016. Permitted 31.07.2017.
- 17/01672/S106 - Discharge schedule 5 - Part 1 (1) - (Employment and Skills Plan) of section 106 agreement of Planning Permission ref: 15/05619/VOC granted on 12/05/2016 in relation to the Wendle Court Hostel Block. Permitted 07.08.2017.
- 17/01673/S106 - Discharge schedule 5 - Part 1 (3) - (Timetable of Construction) of section 106 agreement of Planning Permission ref : 15/05619/VOC granted on 12/05/2016. Permitted 25.05.2017
- 17/02026/DET - Approval of details pursuant to condition 37 (FRA and Drainage strategy) for Wendle Court Hostel (Phase D) of 15/05619/VOC. Permitted 16.08.2017.
- 17/02027/DET - Approval of details pursuant to Condition 27 (Drainage Strategy) for Wendle Court Hostel (Phase D) of 15/05619/VOC. Permitted 16.08.2017.
- 17/02028/DET - Approval Of Details Persuant To Condition 35 (Archaeology) for Wendle Court Hostel (Phase D) of planning permission 15/05619/VOC. Permitted 02.06.2017.
- 17/02140/DET - Approval Of Details Persuant To Conditions 30 part 2 (options appraisal and remediation strategy) part 3 (verification plan) Of 15/05619/VOC. Permitted 04.08.2017.
- 17/02427/DET - Approval of details pursuant to condition 14 (plant equipment and trunking) for Wendle Court Hostel (Phase D) of planning permission ref: 15/05619/VOC. Permitted 23.06.2017.
- 17/02430/DET - Approval of details to discharge part of condition 13 (location of building services) for Wendle Court Hostel (Phase D) of planning permission ref: 15/05619/VOC. Permitted 20.06.2017.
- 17/03577/DET - Approval of details pursuant to Condition 16 (floor layout and elevations) for Wendle Court Hostel (Phase D) of 15/05619/VOC. Permitted 05.09.2017.
- 17/03878/DET - Approval of details pursuant to condition 10 (landscaping) for Wendle Court Hostel (Phase D) of 15/05619/VOC. Permitted 02.10.2017.

- 17/04028/DET - Approval of details pursuant to condition 6 (materials and construction details) for Wendle Court Hostel (Phase D) of 15/05619/VOC. Permitted 13.10.2017.
- 17/05927/DET - Partial approval of details pursuant to condition 7 (Signage/advertisement strategy) in regard to the Miles Street South Phase of Planning Permission ref: 15/05619/VOC. Permitted 19.02.2018.
- 17/05946/DET - Partial approval of details pursuant to condition 14 ((Plant Equipment Details) in relation to the Miles Street South Phase (Area C)) of planning permission 15/05619/VOC. Permitted 02.03.2018.
- 18/00317/S106 - Discharge of obligation under Paragraph 4 of Schedule 10 (Hostel Management Plan) of Section 106 Agreement dated 10/05/2016 pursuant to planning permission ref : 15/05619/VOC granted on 12/05/2016. Permitted 09.04.2018.
- 18/00979/DET - Approval of details pursuant to Condition 4 (Method of Demolition Statement) of planning permission 15/05619/VOC granted 12.05.2016. Permitted 06.04.2018.
- 18/02145/DET - Approval of details pursuant to condition 21 (Delivery and Servicing Management Plan) of planning permission 15/05619/VOC. Permitted 19.07.2018.
- 18/02146/DET - Approval of details pursuant to condition 28 (Waste Management Strategy) of planning permission 15/05619/VOC. Permitted 19.07.2018.
- 18/02163/LDCE - Application for a Certificate of Lawful Development (Existing) for the implementation of Planning Permission ref: 15/05619/VOC at Wendle Court. Permitted 09.08.2018.
- 18/02165/DET - Approval of details to part discharge part 1 of condition 30 (A desktop study, site investigation scheme and intrusive investigation) of Planning Permission ref: 15/05619/VOC granted on 12/05/2016. Permitted 31.07.2018.
- 18/02318/DET - Approval of details pursuant to conditions 21 (Delivery and Servicing Management Plan) & 28 (Waste Management Strategy) in respect of Hostel Accommodation only (Wendle Court/Phase D) of planning permission 15/05619/VOC. Permitted 24.08.2018.
- 18/02401/DET - Approval of details pursuant to conditions 17(Crime Prevention Strategy) and 36(Counter-Terrorism Measures) of planning permission 15/05619/VOC. Permitted 25.07.2018.
- 18/02404/DET - Approval of details pursuant to condition 10 (landscaping scheme) of planning permission 15/05619/VOC. Permitted 31.07.2018.
- 18/02427/DET - Approval of details pursuant to condition 32 (Verification Report of Remediation Strategy) of Planning Permission ref: 15/05619/VOC. Permitted 28.11.2018.
- 18/03232/S106A - Discharge Developer's obligation under Paragraph 1 of Schedule 13 pursuant to Site Hoarding Strategy (Main Site Only) of Section 106 -Deed of Variation dated 10th May 2016 pursuant to planning permission ref: 15/05619/VOC. Permitted 10.08.2018.
- 18/02660/DET - Approval of details pursuant to conditions 17 (crime prevention) and 36 (counter terrorism measures) of planning permission ref 15/05619/VOC. Permitted 26.07.2018.
- 18/02686/DET - Approval of details to part discharge conditions 3 (Construction Sequencing Plan) and 5 (Method of Construction Statement) for Phases A and B only and part discharge of condition 33 (Piling/Foundation Designs) for the Main Site Phase of Planning Permission ref: 15/05619/VOC granted on 29.09.2014. Permitted - 28.09.2018.
- 18/02689/DET - Part discharge of details pursuant to Condition 35 (Programme of Archaeological Work) relating to the "main site phase" of planning permission 15/05619/VOC. Permitted 19.07.2018.

- 18/02911/DET - Approval of details pursuant to condition 32 (Remediation Strategy) of planning permission 15/05619/VOC. Permitted 29.08.2018.
- 18/03273/S106A - Discharge Developer's obligations under Part 1 of Schedule 5 (Employment & Skills Plan) of Section 106 -Deed of Variation dated 10th May 2016 pursuant to planning permission ref: 15/05619/VOC in relation to Phase C development only (Student Block). Permitted 10.08.2018.
- 18/03322/S106A - Discharge Developer's obligation under Paragraph 1 of Schedule 13 pursuant to Site Hoarding Strategy (Affordable Housing Site Only) of Section 106 -Deed of Variation dated 10th May 2016 pursuant to planning permission ref: 15/05619/VOC. Permitted 10.08.2018.
- 18/03466/DET - Approval of details pursuant to conditions 27 (Drainage Strategy) & 37 (Flood Risk Assessment) pertaining to the whole site of planning permission 15/05619/VOC. Permitted 24.10.2018.
- 18/03567/DET - Approval of details pursuant to condition 30 part 2 (site investigation and detailed risk assessment) and part 3 (verification plan) of planning permission 15/05619/VOC granted on 12.05.2016. (Main Site). Permitted 05.09.2018
- 19/00670/DET - Approval of details to part discharge condition 3 (Construction Sequencing Plan) for Phases F (Main Site Above Groundworks) of Planning Permission ref: 15/05619/VOC granted on 12.05.2016. Permitted 18.03.2019.
- 20/02806/S106A - Submission seeking agreement that the planning obligation specified in Paragraph 1 of Schedule 13 (Hoarding Strategy - Open Space, Public Art, Play Space and Biodiversity) of the fourth (S106) Deed dated 10 May 2016 and associated with planning permission with reference 15/05619/VOC have been satisfied. Permitted 16.10.2020.

From: [REDACTED] [mailto:[REDACTED]]
Sent: 18 November 2020 10:18
To: [REDACTED]
Subject: LB Lambeth - Local Plan Examination

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear [REDACTED],

Following our recent discussion regarding the queries raised by the Planning Inspector to Lambeth's proposed 5 year housing land supply in the current Local Plan Examination. The planning permission at Vauxhall Square has been implemented. We are preparing for commencement of further phases of development at Vauxhall Square and anticipate delivery of a significant proportion of the scheme by 2023/24.

Kind Regards

[REDACTED]
 Planning Director



[REDACTED]
 London

E: [REDACTED]
 M: [REDACTED]