

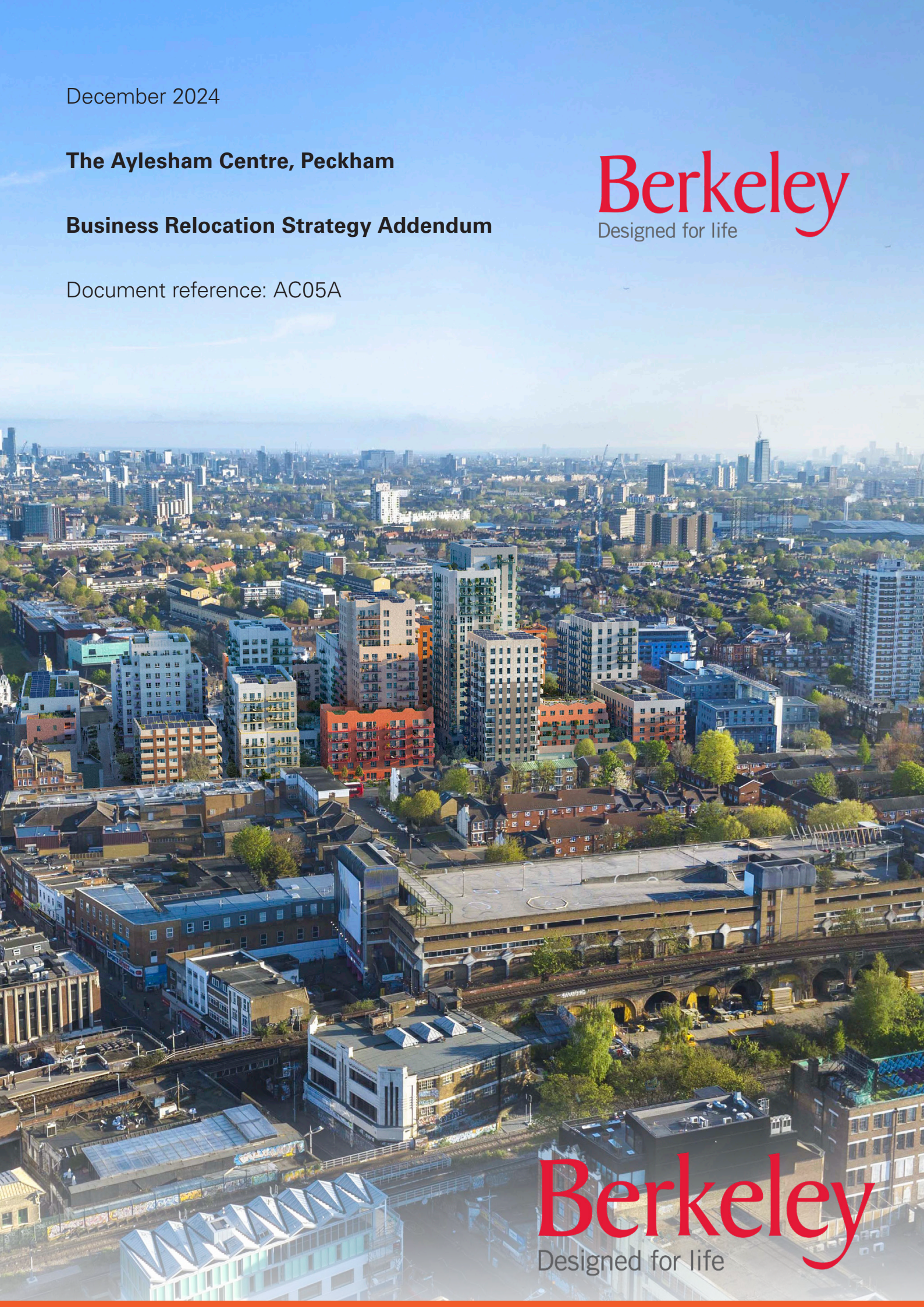
December 2024

The Aylesham Centre, Peckham

Business Relocation Strategy Addendum

Document reference: AC05A

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The Aylesham Centre, Peckham
Addendum to Business Relocation Strategy (AC05) dated July 2024
December 2024

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Since the preparation of the Business Relocation Strategy (BRS) (document reference AC05) and the submission of the planning application, Wing Tai which is a business that falls within the planning application site boundary has been identified as an additional business that qualifies to be included within the Business Relocation Strategy. Through Tree Shephard the Applicant is now in contact with Wing Tai to support our continued business to business engagement.

Since submitting the application, Southwark Council have raised some queries regarding the BRS. This addendum sets out a response to the queries raised.

Business Relocation Strategy

LBS Query

Policy P33 sets out the need for a business relocation strategy required where businesses are being displaced. A strategy has been provided, although it does not currently provide for a strategy as is required of the guidance on business relocation strategy and is not sufficiently specific. Please refer to the Business relocation requirements here. If small shops are displaced a retail strategy is also required.

Guidance requires at a minimum of the strategy:

- Existing amount of non-residential floorspace (GIA) separated by use class, including vacant units and yards. This should include any floorspace demolished
- Schedule of existing businesses operating on the site including business sector, estimated number of employees and lease terms
- Proposed levels of non-residential floorspace (GIA) and yard space, separated by use class, business sector and estimated number of employees
- Details of engagement with existing businesses on site regarding re-provision of premises or relocation options
- Details of engagement with the council, local agents, businesses, business associations and workspace providers to secure occupiers for new employment space.

Applicant Response

The Applicant is unaware of any formal published planning guidance regarding the requirements of the BRS. The submitted BRS is intended to satisfy the requirements of Local Plan Policy P33.

The Applicant is committed to supporting small and independent businesses currently on site (including Small Shops). The affected business are all located within Phase 2 of the proposed development which is not expected to be brought forward for development for several years (anticipated to be 2029 onwards). As such, none will be displaced until several years have lapsed, the actual businesses affected by the development may change prior to being displaced, and other material changes may occur due to the passing of time.

The BRS is intended as an initial 'working' document which is expected to evolve and be refined through further engagement with businesses and the Council over the period leading up to their displacement. This is agreed with the Council's Local Economy Team as part of pre-application discussions earlier this year, the intent is to secure the Business Relocation Strategy through an appropriately worded Section 106 obligation.

The displaced businesses include small shops. Provisions for these businesses are included within the BRS. The Applicant is not aware of a planning policy requirement for a separate retail strategy to be prepared to over the relocation of small shops.

The Business Relocation Strategy (document ref. AC05) has been prepared in accordance with the relevant guidance including:

- Existing amount of non-residential floorspace separated by use class – **see table 2.1**
 - Schedule of existing businesses operating on site – **see table 2.1**
 - Proposed levels of non-residential floorspace separated by use class and estimated number of employees – **see table 3.1**
 - Details of engagement with existing businesses – **see Section 4**
 - Details of engagement with the council, local agents and businesses – **see Section 5.**
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The existing small and independent businesses have been considered within the BRS in line with the requirements of Policy P33.

It is recognised that discussions may still be ongoing at this stage. Nonetheless a business relocation strategy must demonstrate that the needs of the businesses have been considered in full in accordance with the Council guidance and the requirements of Policy P35. This must set out whether:

- (1) the businesses will be accommodated in the new development (see guidance for full set of criteria on considering relocation on site) or;
- (2) if not possible, details of arrangements for businesses not relocating on site must be provided.

This must be for each business and throughout the lifetime of the development if detailed phasing requires this. Details of each are provided in the guidance linked above which also provides detail on relocation assistance expected.

The BRS is intended to address the requirements of Policy P33.

As described in the BRS (document ref AC05) and summarized in paragraphs 9.124-9.129 of the Planning Statement (document ref. AC04), the needs of the existing businesses are bespoke to each existing independent trader. The Applicant has offered a range of services to existing independent businesses, including, assistance from agents to find new premises and opportunities for relocation on Site during construction as part of a 'meanwhile' temporary use and as part of the completed development. Discussions with the existing businesses will continue to draw out further specific requirements for each of the businesses.

It is intended that the final Business Relocation Strategy will be secured by an appropriately worded obligation secured by the s.106 Agreement as agreed with Southwark's Local Economy Team as part of pre-application discussions earlier this year.