

S.78 of the Town and Country Planning Act (as amended)
Appeal against the non-determination of planning
application ref. 24/AP/2074.

The Aylesham Centre, Rye Lane, Peckham, SE15 5EW

Statement of Common Ground between the Appellant (Berkeley Homes
(Capital) Plc) and the London Borough of Southwark

October 2025

Contents

1. Introduction.....3

2. The Site and Surrounding Area4

3. Planning History.....6

4. Planning Policy Framework.....7

5. The Proposed Development12

6. Planning Application Specification14

7. Common Ground16

8. The Main Issues (Areas of Disagreement).....20

9. Planning Obligations, CIL and Conditions21

Appendices

Appendix A: Final Schedule of Plans/Documents

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Avison Young on behalf of Berkeley Homes (Capital) Plc (the 'Appellant') and the London Borough of Southwark (the 'Council'), in connection with its appeal (the 'Appeal') against the non-determination of planning application ref. 24/AP/2074 (the 'Application').
- 1.2 The Application seeks approval for the redevelopment of the Aylesham Centre and associated car park and petrol filling station at Rye Lane, London, SE1 5 5RW (the 'Site').
- 1.3 The Application was submitted to the Council as Local Planning Authority (LPA) on 15th July 2024 and subsequently validated with a start date of 3rd September 2024.
- 1.4 Under the terms of a Planning Performance Agreement (PPA) dated 16th January 2024 entered into by the Appellant and the Council, the agreed determination period for the Application expired on 31st January 2025. The appeal is made against the non-determination of the Application.

2. The Site and Surrounding Area

The Site

- 2.1 The Site extends to 2.7ha.
- 2.2 It is located within Peckham Town Centre. It is bound to the north by Peckham Bus Station and the rears of buildings that front onto Peckham High Street; Mckerrell Road to the east; Hanover Park to the south; and Rye Lane to the west.
- 2.3 The Site currently accommodates the Aylesham Centre alongside an associated 353 space surface car park, service yards and petrol filling station. The Aylesham Centre was built in 1988. It comprises a series of retail units extending over 2–3 storeys that front onto Rye Lane, with further retail units within a covered mall/atrium, including a supermarket operated by Morrisons. A number of traders also operate from hand carts within the internal mall/atrium. The Aylesham Centre requires significant investment to bring it up to modern standards (including with regards to its Energy Performance Certificate) in order to extend its life.
- 2.4 An overview of the amount and composition of the existing development is set out below in Table 2.1.

Table 2.1 Existing Development

Description/Use	Floorspace (GIA)
Supermarket	4,976.7sqm
Other Retail, Leisure, Sui Generis	5,109.2sqm
Internal Mall/Atrium	1,392sqm
Petrol Filling Station	98.0sqm
Total Existing Floorspace (including internal mall/atrium and petrol station)	11,574.9sqm*
Car Parking	353 spaces

*In accordance with the RICS Code of Measuring Practice (5th edition), this excludes the basement level within the western part of the Site as this has headroom (floor to ceiling height) of less than 1.5m.

- 2.5 The Site is broadly flat. There is a row of protected trees along the southern boundary of the Site (TPO 509, dated 20 April 2017) plus a small number of trees and isolated areas of planting elsewhere within the Site.

Access

- 2.6 Vehicular access to the car park and petrol filling station is from Hanover Park. Vehicular access to the service yards from the north is via Peckham High Street (through Peckham Bus Station) and from the south via Hanover Park.
- 2.7 Pedestrian and cycle access to the site is from Rye Lane, Hanover Park and the bus station (which connects to Peckham High Street). Rye Lane and Peckham High Street function as important east–west and north–south cycle routes which connect into London’s wider cycle infrastructure.
- 2.8 The Site has a Public Transport Accessibility Level (PTAL) rating of 6a/6b (where 1a is the lowest and 6b is the highest).
- 2.9 Peckham Rye Station, served by London Overground and Southeastern rail services, is located approximately 250m to the southwest of the Site. Peckham Bus Station which abuts the Site is served by four bus routes (nos. 37, 197, 345 and P13). Additional bus services operate along Peckham High

Street and Rye Lane (including routes 12, 36, 136, 171, 343, 345, 436).

Heritage

- 2.10 The existing buildings on the Site are neither statutorily nor locally listed. The closest listed buildings are located at 58 Peckham High Street (approximately 60m to the west), Baptist Chapel, Rye Lane (approximately 70m to the south) and the Post Office Depot in Highshore Road (100m to the southwest). They are all Grade II listed.
- 2.11 The former Jones & Higgins department store and 47–49 Rye Lane (former HSBC building) are both locally-listed buildings, and, together with non-designated heritage assets at 43–45 Rye Lane abut the Site to the northwest and southwest respectively. Several other buildings within the Site's immediate vicinity are locally-listed or non-designated heritage assets. including no.'s 1–5, 12–16, 22a–24, 28 and 51– 57 Rye Lane and nos. 86–88 & 98–104 Peckham High Street.
- 2.12 The western part of the Site (fronting onto Rye Lane) falls within the Rye Lane Peckham Conservation Area. Peckham Hill Street Conservation Area lies to the north of the Site (approximately 175 m from the Site at its nearest point).

Surrounding Character

- 2.13 The mix of uses in the surrounding area to the north, west and southwest is typical of an inner London town centre, with a broad mix of retailers and other commercial uses predominantly found at ground floor level with residential/commercial uses at upper levels. The town centre has the largest amount of shopping floorspace of all of the borough's town centres, focused on Rye Lane (including the Aylesham Centre) and Peckham High Street.
- 2.14 The town centre has a vitality and vibrancy which gives it a character that is distinctive from other town centres. There is a high proportion of independent retailers, a growing night-time economy, and a significant number of small businesses which reflect the demographic characteristics of Peckham. It is a focus for creative industries and cultural events, anchored by the Bussey Building/Copeland Park and Peckham Levels (to the south of the Site), among other locations.
- 2.15 The character of the area to the east and southeast is more residential in character.
- 2.16 Building heights along Rye Lane and Peckham High Street are typically 3–4 storeys. Immediately east of the bus station is Purdon House (5 storeys), with Witcombe Point beyond rising to 21 storeys.
- 2.17 Peckham Arch is a prominent structure which sits alongside the architecturally distinctive Peckham Library and Peckham Pulse to the north of the Site.
- 2.18 Peckham Square provides the town centre's main area of public space (including green space). There is otherwise limited green infrastructure in the town centre.
- 2.19 The surrounding area is undergoing significant change, with a number of significant planning permissions approved in the last 10 years, including Peckham Place; 97 Peckham Road; Peckham Rye Station; Eagle Wharf; and Sumner House and Flaxyard. In addition, several sites have been allocated for development in the local plan, including Blackpool Business Park (NSP75), Railway Arches, East of Rye Lane (NSP76), and Copeland Industrial Estate (NSP77), which are expected to come forward for mixed-use redevelopment in due course.

3. Planning History

- 3.1 The existing Aylesham Centre was developed and operates pursuant to planning application ref.84/AP/1725 which was approved in September 1985 for the following:

“The redevelopment of 1-41 Rye Lane plus associated land to the rear, The Peckham Conservative Club, 5 and 7 Hanover Park, London SE15 by the erection of a supermarket (3,200sqm), 17 retail shops (totalling 4,506sqm) with integral glazed mall together with associated service areas, car park and formation of access.”

- 3.2 There is an extensive subsequent history of planning applications associated with the management and operation of the existing Aylesham Centre, including:

- Extension to the existing supermarket and new petrol filling station;
- Minor applications for works (alterations to shop fronts, canopies, plant, antenna, small scale extensions);
- Change of use of individual units; and
- Advertisement consent applications.

- 3.3 Previous landowners consulted the public and other stakeholders on plans for the comprehensive redevelopment of the Site for retail and residential led uses over the course of 2016–21 but failed to submit a planning application.

4. Planning Policy Framework

Documents

- 4.1 The development plan affecting the Site comprises:
- The London Plan (2021); and
 - The Southwark Plan (2022).
- 4.2 For the purposes of s38(5) of the Planning and Compulsory Purchase Act 2004, The Southwark Plan is the most recent document to become part of the development plan.
- 4.3 The Site is not located within a Neighbourhood Plan area.
- 4.4 The National Planning Policy Framework (NPPF or the ‘Framework’) (December 2024) and the associated Planning Practice Guidance (PPG), including the National Design Guide, are material considerations. Ministerial Statements relating to planning may also be material considerations.
- 4.5 The London Plan and Southwark Plan are supplemented by numerous Supplementary Planning Documents (SPDs) and Supplementary/London Planning Guidance (SPGs/LPGs), which are also a material consideration. These include:
- Characterisation and Growth Strategy LPG (GLA, June 2023);
 - Affordable Housing LPG (GLA, draft May 2023);
 - Development Viability LPG (GLA, draft May 2023);
 - Affordable Housing and Viability SPG (GLA, August 2017);
 - Accessible London SPG (GLA, October 2014);
 - Planning for Equality and Diversity in London SPG (GLA, October 2007);
 - Optimising Site Capacity: A Design-led Approach LPG (GLA, June 2023);
 - Housing Design Standards LPG (GLA, June 2023);
 - Housing SPG (GLA, March 2016);
 - Public London Charter LPG (GLA, October 2021);
 - Play and Informal Recreation SPG (GLA, September 2012);
 - Circular Economy Statement LPG (GLA, March 2022);
 - Whole Life Carbon LPG (GLA, March 2022);
 - Be Seen Energy Monitoring LPG (GLA, September 2021);
 - Energy Assessment Guidance (GLA, June 2022);
 - Urban Greening Factor LPG (GLA, February 2023);
 - The Control of Dust and Emissions in Construction SPG (GLA, July 2014);
 - Sustainable Transport, Walking and Cycling LPG (GLA, November 2022);
 - Fire Safety LPG (GLA, draft February 2022);
 - Air Quality Positive LPG (GLA, February 2023);
 - Air Quality Neutral LPG (GLA, February 2023);
 - Design and Access Statements SPD (LBS, September 2007)
 - Development Viability SPD (LBS, March 2016);
 - Heritage SPD (LBS, September 2021);
 - Affordable Housing SPD (LBS, July 2025);
 - Section 106 and Community Infrastructure Levy SPD (LBS, July 2025);
 - Draft Climate and Environment SPD (LBS, November 2024);
- 4.6 The Rye Lane Peckham Conservation Area Appraisal (LBS, 2011) is a material consideration.
- 4.7 The following Historic England guidance is also material:

- Conservation Principles, Policies and Guidance; For the sustainable management of the historic environment (April 2008);
- Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (February 2019);
- The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3 (December 2017);
- Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning Note 2 (March 2015);
- The Historic Environment and Site Allocations in Local Plans, Historic England Advice Note 3 (October 2015);
- Local Heritage Listing: Identifying and Conserving Local Heritage, Historic England Advice Note 7 (January 2021);
- Historic England Advice Note 4: Tall Buildings (March 2022).

Policies

Site Allocation

- 4.8 The Site is allocated for development in the Local Plan.
- 4.9 It forms the majority part of site allocation ref. NSP74 (the ‘Allocation’) which covers the Site and the adjacent Peckham Bus Station.
- 4.10 The Allocation supports the redevelopment of the Site which is required to:
- Retain the supermarket use (E(a)); and
 - Provide at least the amount of retail floorspace currently on the site; and
 - Retain bus station capacity; and
 - Provide enhanced public realm and civic space; and
 - Provide new north–south and east–west green links; and
 - Provide active frontages with retail, community or leisure uses (as defined in the glossary) at ground floor facing Rye Lane and Peckham High Street; and
 - Diversify and complement the existing retail offer in the town centre, with new opportunities for a range of shop sizes, including suitable space to attract a variety of retailers to Peckham; and
 - Provide new homes (C3); and
 - Provide new intermediate affordable housing through a community land trust.
- 4.11 The Allocation states an indicative residential capacity of 850 homes. It also includes design guidance requiring careful consideration of neighbouring residential areas and important local heritage buildings, introduction of active frontages, enhancement of the Rye Lane frontage, improved access to the north, and allowing for tall buildings (of up to 20–storeys) set back from the Rye Lane frontage towards the east end of the Site, subject to the consideration of impacts on existing character, heritage and townscape.

Area Specific Policies

- 4.12 The Site is subject to the following area–based policies, as shown on the Southwark Plan Policies Map:
- Peckham and Nunhead Action Area (AV.14)
 - Peckham Action Area Core (AV.14)
 - Peckham Area Vision Boundary (AV.14)

Policy Designations

- 4.13 The Site is subject to the following Local Plan policy designations:

- Major Town Centre (Peckham)
- Protected Shopping Frontage (Rye Lane and internal mall frontages)
- Borough View – View 1: The London Panorama of St Pauls Cathedral from One Tree Hill
- Rye Lane Peckham Conservation Area (western part of the Site)
- Archaeological Priority Area
- Air Quality Management Area (AQMA)
- Borough View 1: The London panorama of St Paul’s Cathedral from One Tree Hill
- Hot food takeaway primary school exclusion zone
- Hot food takeaway secondary school exclusion zone

4.14 Land in the local area is subject to the following heritage designations and local listings:

- Rye Lane Peckham Conservation Area (land both within and immediately adjacent to the Site)
- Peckham Hill Street Conservation Area lies to the north of the Site (approximately 175 m from the Site at its nearest point).
- Rye Lane Chapel (Grade listed II)
- 58 Peckham High Street (Grade II listed)
- Post Office Depot in Highshore Road (Grade II listed)
- Former Jones and Higgins Department Store (locally listed)
- 1–5 Rye Lane (Central Buildings) (locally listed)
- 12–16 Rye Lane (locally listed)
- 22a–24 Rye Lane (locally listed)
- 28 Rye Lane (locally listed)
- 47–49 Rye Lane (locally listed) (former HSBC building)
- 51–57 Rye Lane (locally listed)
- 61–63 Rye Lane (locally listed)
- 14 Peckham High Street (locally listed)
- 32 Peckham High Street (locally listed)
- 41–43 Peckham High Street (locally listed)
- 65–67 Peckham High Street (locally listed)
- 71–77 Peckham High Street (locally listed)
- Shard’s Terrace, 91–107(odd) Peckham High Street and 126–130 (even) Peckham Hill Street (locally listed)
- 109 Peckham High Street (locally listed)
- 119 Peckham High Street (locally listed)
- 72–74 Peckham High Street (locally listed)
- 86–88 Peckham High Street (locally listed)
- 98–104 Peckham High Street (locally listed)

Key Policies

4.15 The principal development plan policies (over and above those referred to above) relevant to considering the appeal are listed below:

London Plan (2021):

- GG1 – Building Strong and Inclusive Communities
- GG2 – Making the Best Use of Land
- GG3 – Creating a Healthy City
- GG4 Delivering the Homes Londoners Need
- GG5 – Growing a Good Economy
- SD6 – Town Centres and High Streets
- SD7 – Town Centres: Development Principles and Development Plan Documents
- D1 – London’s Form, Character and Capacity for Growth

- D2 – Infrastructure Requirements for Sustainable Densities
- D3 – Optimising Site Capacity Through The Design-led Approach
- D4 – Delivering Good Design
- D5 – Inclusive Design
- D6 – Housing Quality and Standards
- D7 – Accessible Housing
- D8 – Public Realm
- D9 – Tall Buildings
- D10 – Basement Development
- D12 – Fire Safety
- D13 – Agent of Change
- D14 – Noise
- H1 – Increasing Housing Supply
- H4 – Delivering Affordable Housing
- H5 – Threshold Approach to Affordable Housing
- H6 – Affordable Housing Tenure
- H10 – Housing Size Mix
- S4 – Play and Informal Recreation
- S6 – Public Toilets
- E1 – Offices
- E3 – Affordable Workspace
- E9 – Retail, Markets and Hot Food Takeaway
- HC1 – Heritage Conservation and Growth
- G1 – Green Infrastructure
- G5 – Urban Greening
- G6 – Biodiversity and Access to Nature
- G7 – Trees and Woodlands
- SI1 – Improving Air Quality
- SI2 – Minimising Greenhouse Gas Emissions
- SI4 – Managing Heat Risk
- SI7 – Reducing Waste and Supporting Circular Economy
- SI12 – Flood Risk Management
- SI13 – Sustainable Drainage
- T1 – Strategic Approach to Transport
- T2 – Healthy Streets
- T3 – Transport Capacity, Connectivity and Safeguarding
- T4 – Assessing and Mitigation Transport Impacts
- T5 – Cycling
- T6 – Car Parking
- T7 – Deliveries, Servicing and Construction

Southwark Plan (2022):

- ST1 – Southwark’s Development Targets
- ST2 – Southwark’s Places
- SP1 – Homes for All
- SP6 – Climate Emergency
- P1 – Social Rented and Intermediate Housing
- P2 – New Family Homes
- P8 – Wheelchair Accessible and Adaptable Housing
- P13 – Design of Places
- P14 – Design Quality
- P15 – Residential Design
- P16 – Designing Out Crime

- P17 – Tall Buildings
- P18 – Efficient Use of Land
- P19 – Listed Buildings and Structures
- P20 – Conservation Areas
- P21 – Conservation of the Historic Environment and Natural Heritage
- P22 – Borough Views
- P23 – Archaeology
- P26 – Local List
- P30 – Office and Business Development
- P31 – Affordable Workspace
- P32 – Small Shops
- P33 – Business Relocation
- P35 – Town and Local Centres
- P37 – Protected Shopping Frontages
- P45 – Healthy Developments
- P49 – Public Transport
- P50 – Highways Impacts
- P51 – Walking
- P52 – Cycling
- P54 – Car Parking
- P55 – Parking Standards for Disabled People and Physically Impaired
- P56 – Protection of Amenity
- P60 – Biodiversity
- P61 – Trees
- P62 – Reducing Waste
- P64 – Contaminated Land and Hazardous Substances
- P65 – Improving Air Quality
- P66 – Reducing Noise Pollution and Enhancing Soundscapes
- P67 – Reducing Water Use
- P68 – Reducing Flood Risk
- P69 – Sustainability Standards
- P70 – Energy

Historic Policy Context

- 4.16 For the purposes of context, the Site was first allocated for development in the Peckham and Nunhead Area Action Plan (AAP) in 2014, site ref. PNAAP1. This established site specific development plan policy support for the redevelopment of the Site for retail, residential (and public space/realms including the opportunity for a taller landmark building of up to 20–storeys. Student accommodation, business use, leisure/community and hotel uses are listed as other land uses that would be accepted. An indicative capacity of 400 residential (C3) units and 8,500sqm of non–residential uses is stated. The AAP was replaced by the Southwark Plan (2022).

Material Considerations

Five Year Housing Land Supply Position

- 4.17 The Council’s Annual Monitoring Report (24/25) (September 2025) states that the Council is able to demonstrate a 7.21 year housing land supply.

Housing Delivery Test

- 4.18 LBS scored 82% in the most recent Housing Delivery Test, published in December 2024.

5. The Proposed Development

5.1 The Proposed Development comprises the demolition of all existing buildings and redevelopment to provide:

- 16 new buildings ranging from 4 to 20–storeys in height
- 867 new homes
- 17,250sqm of commercial floorspace as follows:
 - o Supermarket (Use Class E(a)): 4,436sqm (GIA) excluding plant space, service yard and car parking
 - o Supermarket car park(Use Class E(a)): 4,731 sqm (GIA)
 - o Supermarket service yard and plant space: 1,545sqm (GIA)
 - o Workspace (Use Class E(g)): 2,725sqm (GIA)
 - o Flexible Retail, Leisure, Commercial (Use Class E(a–g) and Drinking Establishment (Sui Generis) 3,813sqm (GIA)
- 1.02ha of new public realm, including green space
- Associated works.

5.2 The existing supermarket has external service yards and car parking which are not measured as GIA under the RICS Code of Measuring Practice. The service yard, parking and some plant for the proposed supermarket are both internalised and are measured as GIA floorspace. Table 5.1 below provides a comparison between existing and proposed floorspace.

Table 5.1 Existing and Proposed Commercial Development

Non-Residential Floorspace		Floorspace (sqm) (GIA)		
		Existing	Proposed	Change
(a) Retail	Supermarket	4,975.70	4,436*	-539.7
	Retail Units	5,109.20**	3,812.70***	-1,296.5
	Sub-total (a)	10,084.90	8,248.70	-1,836.2
(b) Other Main Town Centre Uses	Workspace (E(g))	0	2,725.30	2,725.3
	Sub-total (a) + (b)	10,084.90	10,974.00	+889.1
(c) Ancillary Internal Space	Internal mall/atrium	1,392	0	-1,392.0
	Internal plant and service yard (supermarket)	0	1,544.70	+1,544.7
	Internal Basement Car Park (supermarket)	0	4731.3	+4,731.3
	Sub-total (a) + (b) + (c)	11,476.90	17,250.00	+5,773.1
(d) Other (non-Main Town Centre Uses)	Petrol Filling Station	98	0	-98.0
	Total (a) + (b) + (c) + (d)	11,574.90	17,250.00	+5,675.1

*Excluding internal service yard, plant and car parking.

**This comprises a mix of E(a), E(b), and Sui Generis uses

*** Flexible use class E(a–g) and drinking establishments (E(g) limited to 320sqm and Drinking

Establishments limited to 350sqm GIA).

- 5.3 The development is intended to be delivered in two phases, each comprising a series of sub-phases.

6. Planning Application Specification

Type/Form of the Application

- 6.1 The Application (24/AP/2074) is submitted in full/detailed form.

Description of Development

- 6.2 Planning permission is sought for the following:

Demolition of existing buildings and phased redevelopment to provide a replacement supermarket and associated service yard and car parking (Use Class E(a)), flexible retail, leisure (including drinking establishment), and commercial accommodation (Use Class E/Sui Generis), dwellings (Use Class C3), landscaping and associated works.

Details for Approval

- 6.3 The following plans/documents are submitted for approval:

- Site Location Plan
- Site Plan
- Existing and Proposed drawings:
 - o Block plans (including demolition plans)
 - o Floorplans
 - o Elevations
 - o Roof plans
 - o Sections
 - o Landscape plan (proposed only)
 - o Highway drawings (proposed only)
- Development/Accommodation Schedule (ref. AC01)

Supporting Details

- 6.4 A package of supporting plans and documents has been submitted as part of the Application.

Updated Drawings/Documents, Addendums, and Additional Information

- 6.5 The Appellant submitted amendments to the Application to the Council in December 2024 in response to consultation responses and a further review of the financial viability of the proposals undertaken by the Appellant. This submission comprised updated drawings for approval, and updates/addendums to supporting documents.
- 6.6 Further updates/addendums to details for approval and supporting documents were subsequently submitted to the Council (by the Appellant) post December 2024.
- 6.7 A drawing/document schedule is enclosed at Appendix A of this Statement which identifies the ‘final’ details for which approval is sought.

Environmental Impact Assessment (EIA) Regulations

- 6.8 An Environmental Statement has been submitted as part of the Application pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

7. Common Ground

The Principle of Development

- 7.1 It is agreed that the principle of redeveloping the Site for residential-led mixed-use development, including the provision of a replacement supermarket, associated service yard and car parking (Use Class E(a)), and flexible retail and leisure use (Use Class E/Sui Generis), is in accordance with the Site Allocation and acceptable in principle. Drinking establishments are not referenced in the Site Allocation but are also acceptable in principle.
- 7.2 It is agreed that the Site is “brownfield land” for the purposes of the NPPF and that, in accordance with para 125(c), substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs.

Comprehensiveness

- 7.3 It is agreed that the Southwark Plan Site Allocation NSP74 covers the Site and adjacent bus station land as a single allocation.
- 7.4 It is agreed that the requirements of the site allocation specific to the bus station land are as follows:
- Retain bus station capacity;
 - Provide new/improved north-south links (pedestrian/cyclists); and
 - Provide active frontages with retail, commercial or leisure uses at ground floor fronting Peckham High Street.
- 7.5 It is agreed that the Proposed Development does not affect the bus station capacity.
- 7.6 It is also agreed that the Proposed Development provides new east-west and north-south pedestrian/cyclist links through the Site, to be delivered by planning obligation(s).
- 7.7 It is further agreed that the Proposed Development does not prejudice the ability to provide active frontages to Peckham High Street along the northern edge of the bus station land and does not prejudice the opportunity to deliver other components of the site allocation, such as public realm enhancements within the bus station land.
- 7.8 It is agreed that the planning application comprises comprehensive development of the major part of the site allocation.

Demolition of Existing Buildings

- 7.9 It is agreed that the demolition of the existing buildings is acceptable having regard to planning policies associated with heritage and carbon, subject to the replacement buildings and uses being otherwise acceptable in planning terms.

Housing Matters

Amount

- 7.10 It is agreed that 867 homes is in general accordance with the indicative figure set out within the Site Allocation for the whole of the Allocation and is acceptable in principle.

Affordable Housing

- 7.11 It is agreed that for the purposes of the Southwark Plan Policy P1, a viability appraisal and review is required. It is agreed that for the purposes of Policy P1(1), the development is required to provide

the maximum viable amount of social-rented and intermediate homes. The minimum amount should be 35%, subject to viability. Policy P1 should be read in conjunction with London Plan Policies H4–6.

- 7.12 It is agreed that Policy P1 applies to Site Allocation NSP74. It is agreed that Policy P1 was informed by evidence including the Housing Policy Viability Study (2015) and Update (2017). It is agreed that the Southwark Plan was found to be sound.
- 7.13 It is agreed that the Proposed Development has followed the Viability Tested Route for the purpose of London Plan Policy H5.
- 7.14 It is agreed that viability evidence confirms that the Proposed Development cannot viably provide affordable housing.
- 7.15 It is agreed that the majority of identified housing need in Southwark is for social-rented and intermediate tenures, but that there is also a need for market housing.
- 7.16 It is agreed that future viability reviews (to be secured by planning obligation) are required.

Unit Size Mix

- 7.17 It is agreed that the Site is located within an ‘Action Area Core’ where Southwark Plan Policy P2 requires major residential developments to provide the following unit size mix:
 - A minimum of 60% of homes with two or more bedrooms;
 - A minimum of 20% of family homes with three or more bedrooms;
 - A maximum of 5% studios, which can only be for private housing; and
 - Two-bedroom homes as a mix of two-bedroom 3-person and two-bedroom 4-person homes.
- 7.18 It is agreed that the Proposed Development includes 20% family homes (3 or more bedrooms), in line with Southwark Plan Policy P2.
- 7.19 It is agreed that 60% of homes will have two or more bedrooms, in line with the requirements of Southwark Plan Policy P2.
- 7.20 It is agreed that the 1B1P units comprise a mix of fully open plan (one main room with no separate bedroom) and semi open plan (a separate sleeping area that is part separated from the main living area and can be easily modified to provide a fully separate room). The fully open plan units accord with the definition of ‘Studio’ provided in the Southwark Plan and a total of 4 units meet this definition, all of which are private housing, which accords with Policy P2 of the Southwark Plan.
- 7.21 It is agreed the unit size mix is in accordance with Local Plan Policy P2 and London Plan Policy H10.

Housing Quality

- 7.22 It is agreed that the Proposed Development, subject to approval of relevant conditions, accords with the housing quality requirements of London Plan Policies D6 and D7 (read in conjunction with the Mayor’s Housing Design Standards LPG) and Southwark Plan Policy P15, including: accessible housing; tenure blind; access to internal amenities; internal space standards; flexibility; single/dual aspect; internal light; orientation; privacy; and private/communal outdoor amenity space. The Proposed Development does not fully comply with the housing design standards of the LBS Householder Development SPD (July 2025) but is nonetheless considered to provide a good standard of accommodation.

Children’s Play

- 7.23 It is agreed that the total amount of children’s playspace proposed on-site exceeds London Plan/Local Plan policy requirements for 0–11 year olds and that there would be an under-provision of play space for age 12+. It is agreed that the under provision for age 12+ can be mitigated by a planning obligation to fund improvements to existing parks/gardens off-site.

Main Town Centre Uses

Amount of Existing Floorspace

- 7.24 It is agreed that the existing non-residential floorspace on site is 11,575sqm (GIA).

Amount of Retail Floorspace

- 7.25 The Proposed Development deviates from the Allocation requirement to provide at least the amount of retail floorspace currently on the site.
- 7.26 It is agreed that the Proposed Development includes active frontages (retail and/or other Main Town Centre uses) along Rye Lane, as well as along the main pedestrian routes through the Site.
- 7.27 It is agreed that neither impact nor sequential site assessments are required for the proposed main town centre uses (for the purposes of NPPF paras 91–95 and corresponding London Plan/Local Plan policies).

Small Shops

- 7.28 It is agreed that the commitment to provide 10% of the proposed retail unit floorspace (as set out in Table 5.1 above) (excluding supermarket floorspace) as Small Shops satisfies the requirements of Local Plan Policy P32.

Business Relocation Strategy

- 7.29 is agreed that a Business Relocation Strategy has been submitted with the Application and that a ‘final’ version of this should be secured by way of a planning obligation.

Other

- 7.30 It is agreed that, subject to appropriate conditions, the Proposed Development satisfies the requirements of Local Plan Policy P35 with regards to publicly accessible toilets; public seating; and public drinking fountains.

Archaeology

- 7.31 It is agreed that the Proposed Development is acceptable in terms of archaeology, subject to appropriate conditions.

Transport

- 7.32 Subject to appropriate conditions and planning obligations, it is agreed that the Proposed Development is acceptable with regards to planning policy matters associated with transport, access and movement. This includes:
- Transport-related design
 - Pedestrian and cycle connectivity
 - Bus station capacity
 - Public transport

- Cycle parking
- Car parking
- Highway impact
- Travel Plan
- Servicing and deliveries

- 7.33 It is agreed that the proposed provision of 11 blue badge parking spaces is acceptable for the non-supermarket elements of the proposed development, on the basis that suitable active travel enhancement schemes are secured by way of planning obligation (as set out within the draft heads of terms).
- 7.34 It is agreed that the proposed provision of 140 car parking spaces is acceptable for the supermarket element of the proposed development, on the basis that it is a pre-requisite to enable development, subject to planning conditions requiring, amongst other things, a car park management plan.
- 7.35 It is agreed that cycle parking will be provided in line with London Plan (2021) requirements and that the level and format of cycle parking shown in the appeal plans in line with that policy is acceptable, subject to planning conditions requiring, amongst other things, confirmation of numbers of spaces and a management plan.

Environmental and Technical Matters

- 7.36 It is agreed that the EIA indicates that during the construction stage there will likely be both adverse and beneficial temporary, mainly short term, local environmental effects, as would typically be expected of any large urban regeneration redevelopment.
- 7.37 It is agreed that the completed development will likely have both beneficial and adverse environmental effects. There is disagreement about those effects in relation to socio-economics, built heritage and townscape, and visual impact.
- 7.38 It is agreed that the mitigation measures identified in the ES should be secured by condition in order to ensure that likely adverse effects are minimised insofar as is practicable.
- 7.39 Subject to appropriate conditions and planning obligations, it is agreed that the Proposed Development is acceptable with regard to planning policies associated with environmental and technical topics not covered by the EIA, relating to:
- Fire Safety
 - Internal daylight/sunlight
 - Ecology/biodiversity
 - Energy
 - Over-heating

8. The Main Issues (Areas of Disagreement)

8.1 It is agreed that the main issues where agreement has not been reached between the Appellant and the Council comprise the reasons for refusal agreed by the Council's Planning Committee on 15th July 2025.

- The proposed development, owing to the low level of affordable housing and the failure to deliver any Community Land Trust homes would fail to deliver sufficient public benefits to outweigh the heritage harm to the character and appearance of the Rye Lane Peckham Conservation Area, owing to the height, scale and massing of proposed blocks A, B and C; the scheme would also result in harm to the townscape owing to the excessive height of proposed block L. As such the proposed development would be contrary to paragraphs 212, 213 and 214 of the NPPF (2024), policies D1 'Design, character and capacity for growth' D4 'Delivering good design' and HC1 'Heritage conservation and growth' of the London Plan 2021, and policies P13 'Design of places', P20 'Conservation areas', P21 'Conservation of the historic environment and natural heritage' and site allocation NSP74 of the Southwark Plan 2022, and the Rye Lane Peckham Conservation Area Appraisal (October 2011).
- The proposed development, owing to the low level of affordable housing, would fail to meet the significant need for social rented and intermediate homes in the borough. As such the proposal would be contrary to policy P1 'Social rented and intermediate housing' of the Southwark Plan (2022) and the Affordable Housing SPD (2025) and policy GG4 of the London Plan.
- The proposed development, owing to the loss of retail floorspace would fail to meet the site allocation requirement in NSP74 to provide at least the existing amount of retail floorspace currently on the site and such would cause harm to the vitality and viability of the town centre and would fail to diversify and complement the existing retail offer in the town centre. This would be contrary to policy SD6 'Town centres and high streets' and E9 'Retail, markets and hot food takeaways' of the London Plan 2021 and policy P35 'Town and Local Centres' NSP74 of the Southwark Plan (2022).

9. Planning Obligations, CIL and Conditions

Community Infrastructure Levy (CIL)

- 9.1 It is agreed that the Proposed Development is subject to both Mayoral CIL and LB Southwark CIL.
- 9.2 It is agreed that with regards to MCIL2, the Site is located within Band 2 where the latest Mayoral Annual CIL Rate Summary (2025) sets out the charging rate for all planning permission granted in 2025 as £71.09 per sqm (indexed from a base rate of £60 at 1st April 2019).
- 9.3 It is agreed that with regards to Southwark's CIL charging schedule the Site falls within Zone 3 where the applicable rates as set out within the 2025 CIL Rate Summary are as follows:
- £54 per sqm for residential;
 - £136 per sqm for retail (A1–A5 & Sui Generis akin to retail);
 - Zero charge for office use.
- 9.4 It is agreed that the proposed supermarket car park (4,731 sqm) will be Town Centre Parking which is made available to all visitors to the town centre as defined in the CIL Charging Schedule, and is therefore considered to be non-chargeable for borough CIL.
- 9.5 It is agreed for the purpose of CIL, this application is a phased development. It is also agreed that details of phasing will be secured by planning condition.

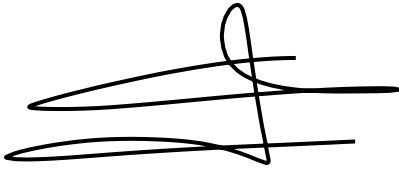
S.106 Obligations

- 9.6 It is agreed that planning obligations will be secured by way of a s.106 agreement in the event that the appeal is allowed and planning permission granted. The Council and Appellant are seeking to agree a final draft s.106 agreement in advance of the inquiry.

Conditions

- 9.7 The Appellant and Council are working together to prepare and agree a schedule of conditions prior to the inquiry.

Signed on behalf of the Appellant

A stylized handwritten signature in black ink, consisting of several overlapping loops and horizontal strokes.

Signed on behalf of London Borough of Southwark

A handwritten signature in black ink, appearing to read 'C. W. D.' followed by a flourish.

Appendix A

Final Schedule of Plans/Documents

1. Plans/Documents for Approval (CD2.66)**(i) Site Location Plan**

Title	Original Drawing Reference	Amendment 1	Amendment 2
Site Location Plan – Existing	ASCP-DRM-ZZ-ZZ-DGA-A-001000 P0	-	-

(ii) Existing Plans

Title	Original Drawing Reference	Amendment 1	Amendment 2
Site Plan – Existing	ASCP-DRM-ZZ-ZZ-DGA-A-001010 P0	-	-
Plan-Existing – Ground Floor	ASCP-DRM-ZZ-00-DGA-A-001040 P0	-	-
Plan-Existing-L01	ASCP-DRM-ZZ-01-DGA-A-001041 P0	-	-
Plan-Existing-Basement Level	ASCP-DRM-ZZ-BS-DGA-A-001043 P0	-	-
Elevations – Existing Site	ASCP-DRM-ZZ-ZZ-DGA-A-001060 P0	-	-

(iii) Demolition Plan

Title	Original Drawing Reference	Amendment 1	Amendment 2
Demolition Plan	ASCP-DRM-ZZ-ZZ-DGA-A-001050 P0	-	-

(iv) Phasing Plan

Title	Original Drawing Reference	Amendment 1	Amendment 2
Phasing Plan	ASCP-DRM-ZZ-ZZ-DGA-A-002090 P0	ASCP-DRM-ZZ-ZZ-DGA-A-002090 P01	-

(v) Development Accommodation Schedule

Title	Original Reference	Amendment 1	Amendment 2	Amendment 3
Development Accommodation Schedule	AC01	AC01A	AC01B	ASCP-DRM-ZZ-ZZ-LSH-A-000210 rev P03

(vi) Sitewide Plans

Title	Original Drawing Reference	Amendment 1	Amendment 2	Amendment 3
Plan-Sitewide-Ground Floor	ASCP-DRM-ZZ-00-DGA-A-002050-P0	ASCP-DRM-ZZ-00-DGA-A-002050 P01	-	-
Plan-Sitewide-Level 01	ASCP-DRM-ZZ-01-DGA-A-002051-P0	ASCP-DRM-ZZ-01-DGA-A-002051-P01	ASCP-DRM-ZZ-01-DGA-A-002051-P02	ASCP-DRM-ZZ-01-DGA-A-002051 P03
Plan-Sitewide-Level 02	ASCP-DRM-ZZ-02-DGA-A-002052-P0	ASCP-DRM-ZZ-02-DGA-A-002052-P01	ASCP-DRM-ZZ-02-DGA-A-002052-P02	ASCP-DRM-ZZ-02-DGA-A-002052 P03
Plan-Sitewide-Level 03	ASCP-DRM-ZZ-03-DGA-A-002053-P0	ASCP-DRM-ZZ-03-DGA-A-002053-P01	ASCP-DRM-ZZ-03-DGA-A-002053 P02	-
Plan-Sitewide-Level 04	ASCP-DRM-ZZ-04-DGA-A-002054-P0	ASCP-DRM-ZZ-04-DGA-A-002054-P01	ASCP-DRM-ZZ-04-DGAA-002054 P02	-
Plan-Sitewide-Level 05	ASCP-DRM-ZZ-05-DGA-A-002055-P0	ASCP-DRM-ZZ-05-DGA-A-002055-P01	ASCP-DRM-ZZ-05-DGA-A-002055-P02	ASCP-DRM-ZZ-05-DGA-A-002055 P03
Plan-Sitewide-Level 06	ASCP-DRM-ZZ-06-DGA-A-002056-P0	ASCP-DRM-ZZ-06-DGA-A-002056-P01	ASCP-DRM-ZZ-06-DGA-A-002056-P02	ASCP-DRM-ZZ-06-DGA-A-002056 P03
Plan-Sitewide-Level 07	ASCP-DRM-ZZ-07-DGA-A-002057-P0	ASCP-DRM-ZZ-07-DGA-A-002057-P01	ASCP-DRM-ZZ-07-DGA-A-002057 P02	-
Plan-Sitewide-Level 08	ASCP-DRM-ZZ-08-DGA-A-002058-P0	ASCP-DRM-ZZ-08-DGA-A-002058-P01	ASCP-DRM-ZZ-08-DGA-A-002058 P02	-
Plan-Sitewide-Level 09	ASCP-DRM-ZZ-09-DGA-A-002059-P0	ASCP-DRM-ZZ-09-DGA-A-002059-P01	ASCP-DRM-ZZ-09-DGA-A-002059 P02	-
Plan-Sitewide-Level 10	ASCP-DRM-ZZ-10-DGA-A-002060-P0	ASCP-DRM-ZZ-10-DGA-A-002060-P01	ASCP-DRM-ZZ-10-DGA-A-002060 P02	-
Plan-Sitewide-Level 11	ASCP-DRM-ZZ-11-DGA-A-002061-P0	ASCP-DRM-ZZ-11-DGA-A-002061-P01	ASCP-DRM-ZZ-11-DGA-A-002061 P02	-
Plan-Sitewide-Level 12	ASCP-DRM-ZZ-12-DGA-A-002062-P0	ASCP-DRM-ZZ-12-DGA-A-002062 P01	-	-
Plan-Sitewide-Level 13	ASCP-DRM-ZZ-13-DGA-A-002063-P0	ASCP-DRM-ZZ-13-DGA-A-002063 P01	-	-
Plan-Sitewide-Level 14	ASCP-DRM-ZZ-14-DGA-A-002064-P0	ASCP-DRM-ZZ-14-DGA-A-002064 P01	-	-
Plan-Sitewide-Level 15	ASCP-DRM-ZZ-15-DGA-A-002065-P0	ASCP-DRM-ZZ-15-DGA-A-002065 P01	-	-
Plan-Sitewide-Level 16	ASCP-DRM-ZZ-16-DGA-A-002066-P0	ASCP-DRM-ZZ-16-DGA-A-002066 P01	-	-
Plan-Sitewide-Level 17	ASCP-DRM-ZZ-17-DGA-A-002067-P0	ASCP-DRM-ZZ-17-DGA-A-002067 P01	-	-
Plan-Sitewide-Level 18	ASCP-DRM-ZZ-18-DGA-A-002068-P0	ASCP-DRM-ZZ-18-DGA-A-002068 P01	-	-
Plan-Sitewide-Level 19	ASCP-DRM-ZZ-19-DGA-A-002069-P0	ASCP-DRM-ZZ-19-DGA-A-002069 P01	-	-
Plan-Sitewide-Roof Level	ASCP-DRM-ZZ-RF-DGA-A-002070-P0	ASCP-DRM-ZZ-RF-DGA-A-002070-P01	ASCP-DRM-ZZ-RF-DGA-A-002070 P02	-
Plan-Sitewide-Basement Level	ASCP-DRM-ZZ-BS-DGA-A-002080-P0	ASCP-DRM-ZZ-BS-DGA-A-002080 P01	-	-

Plan-Sitewide-Upper Ground Floor	ASCP-DRM-ZZ-00-DGA-A- 002081 P0	ASCP-DRM-ZZ-00-DGA-A- 002081 P01	-	-
Plan-Sitewide-Mezzanine	ASCP-DRM-ZZ-00-DGA-A- 002082 P0	ASCP-DRM-ZZ-00-DGA-A- 002082 P01	-	-

(vii) **General Arrangement Plans**

Title	Original Drawing Reference	Amendment 1	Amendment 2
GA Plan-Building ABC - Ground Floor- L01	ASCP-DRM-AX-ZZ-DGA-A- 002100 P0	ASCP-DRM-AX-ZZ-DGA-A- 002100 P01	-
GA Plan- Building ABC- L02-L03	ASCP-DRM-AX-ZZ-DGA-A- 002101 P0	ASCP-DRM-AX-ZZ-DGA-A- 002101 P01	-
GA Plan-Building ABC- L04-L05	ASCP-DRM-AX-ZZ-DGA-A- 002102 P0	ASCP-DRM-AX-ZZ-DGA-A- 002102 P01	-
GA Plan-Building ABC- L06-Roof	ASCP-DRM-AX-ZZ-DGA-A- 002103 P0	ASCP-DRM-AX-ZZ-DGA-A- 002103 P01	-
GA Plan-Building D- Ground Floor-L03	ASCP-DRM-AD-ZZ-DGA-A- 002125 P0	ASCP-DRM-AD-ZZ-DGA-A- 002125 P01	-
GA Plan-Building D-L04- Roof	ASCP-DRM-AD-ZZ-DGA-A- 002126 P0	ASCP-DRM-AD-ZZ-DGA-A- 002126 P01	-
GA Plan-Building E- Ground Floor-L08	ASCP-DRM-AE-ZZ-DGA-A- 002150 P0	ASCP-DRM-AE-ZZ-DGA-A- 002150 P01	-
GA Plan-Building E-L09- Roof	ASCP-DRM-AE-ZZ-DGA-A- 002151 P0	ASCP-DRM-AE-ZZ-DGA-A- 002151 P01	ASCP-DRM-AE-ZZ-DGA-A- 002151 P02
GA Plan-Building F-All Levels	ASCP-DRM-AF-ZZ-DGA-A- 002175 P0	ASCP-DRM-AF-ZZ-DGA-A- 002175 P01	-
GA Plan-Building GK- Ground Floor-L01	ASCP-DRM-PX-ZZ-DGA-A- 002200 P0	ASCP-DRM-PX-ZZ-DGA-A- 002200 P01	ASCP-DRM-PX-ZZ-DGA-A- 002200 P02
GA Plan-Building GK- L02-L04	ASCP-DRM-PX-ZZ-DGA-A- 002201 P0	ASCP-DRM-PX-ZZ-DGA-A- 002201 P01	-
GA Plan-Building GK- L05-L06	ASCP-DRM-PX-ZZ-DGA-A- 002202 P0	ASCP-DRM-PX-ZZ-DGA-A- 002202 P01	-
GA Plan-Building GK- L07-L08	ASCP-DRM-PX-ZZ-DGA-A- 002203 P0	ASCP-DRM-PX-ZZ-DGA-A- 002203 P01	-
GA Plan-Building GK- L09-L11	ASCP-DRM-PX-ZZ-DGA-A- 002204 P0	ASCP-DRM-PX-ZZ-DGA-A- 002204 P01	-
GA Plan-Building GK- Roof	ASCP-DRM-PX-ZZ-DGA-A- 002205 P0	ASCP-DRM-PX-ZZ-DGA-A- 002205 P01	-
GA Plan-Building H- Ground Floor-L04	ASCP-DRM-PH-ZZ-DGA-A- 002225 P0	ASCP-DRM-PH-ZZ-DGA-A- 002225 P01	-
GA Plan-Building H-L05- Roof-	ASCP-DRM-PH-ZZ-DGA-A- 002226 P0	ASCP-DRM-PH-ZZ-DGA-A- 002226 P01	-
GA Plan-Building J Ground-L05	ASCP-DRM-PJ-ZZ-DGA-A- 002250 P0	ASCP-DRM-PJ-ZZ-DGA-A- 002250 P01	-
GA Plan-Building J-L06- L12	ASCP-DRM-PJ-ZZ-DGA-A- 002251 P0	ASCP-DRM-PJ-ZZ-DGA-A- 002251 P01	-
GA Plan-Building J-L13- Roof	ASCP-DRM-PJ-ZZ-DGA-A- 002252 P0	ASCP-DRM-PJ-ZZ-DGA-A- 002252 P01	-
GA Plan-Building L- Ground Floor-L01	ASCP-DRM-ML-ZZ-DGA-A- 002275 P0	ASCP-DRM-ML-ZZ-DGA-A- 002275 P01	

GA Plan-Building L-L02-Roof	ASCP-DRM-ML-ZZ-DGA-A-002276 P0	ASCP-DRM-ML-ZZ-DGA-A-002276 P01	
GA Plan-Building M-Ground Floor-L06	ASCP-DRM-MM-ZZ-DGA-A-002300 P0	ASCP-DRM-MM-ZZ-DGA-A-002300 P01	
GA Plan-Building M-L07-L15	ASCP-DRM-MM-ZZ-DGA-A-002301 P0	ASCP-DRM-MM-ZZ-DGA-A-002301 P01	-
GA Plan-Building M-L16-Roof	ASCP-DRM-MM-ZZ-DGA-A-002302 P0	ASCP-DRM-MM-ZZ-DGA-A-002302 P01	
GA Plan-Building N-Ground Floor-L03	ASCP-DRM-MN-ZZ-DGA-A-002325 P0	ASCP-DRM-MN-ZZ-DGA-A-002325 P01	
GA Plan-Building N-L04-Roof	ASCP-DRM-MN-ZZ-DGA-A-002326 P0	ASCP-DRM-MN-ZZ-DGA-A-002326 P01	
GA Plan-Building P-Basement-Upper Ground Floor	ASCP-DRM-MP-ZZ-DGA-A-002350 P0	ASCP-DRM-MP-ZZ-DGA-A-002350 P01	
GA Plan-Building P-L01-L06	ASCP-DRM-MP-ZZ-DGA-A-002351 P0	ASCP-DRM-MP-ZZ-DGA-A-002351 P01	ASCP-DRM-MP-ZZ-DGA-A-002351 P02
GA Plan-Building P-L07-Roof	ASCP-DRM-MP-ZZ-DGA-A-002352 P0	ASCP-DRM-MP-ZZ-DGA-A-002352 P01	ASCP-DRM-MP-ZZ-DGA-A-002352 P02
GA Plan-Building Q-Ground Floor-L01	ASCP-DRM-MQ-ZZ-DGA-A-002375 P0	ASCP-DRM-MQ-ZZ-DGA-A-002375 P01	
GA Plan-Building Q-L02-Roof	ASCP-DRM-MQ-ZZ-DGA-A-002376 P0	ASCP-DRM-MQ-ZZ-DGA-A-002376 P01	
Combined Plans-Building LMNPQ and Morrisons-Basement-Ground Floor	ASCP-DRM-MR-ZZ-DGA-A-002400 P0	ASCP-DRM-MR-ZZ-DGA-A-002400 P01	
Combined Plans-Building LMNPQ and Morrisons-L01	ASCP-DRM-MR-ZZ-DGA-A-002501 P0	ASCP-DRM-MR-ZZ-DGA-A-002501 P01	

(viii) **Sections**

Title	Original Drawing Reference	Amendment 1	Amendment 2
Sections-Sitewide-East West-01	ASCP-DRM-ZZ-ZZ-DSC-A-003000 P0	ASCP-DRM-ZZ-ZZ-DSC-A-003000 P01	-
Sections-Sitewide-North South-01	ASCP-DRM-ZZ-ZZ-DSC-A-003020 P0	ASCP-DRM-ZZ-ZZ-DSC-A-003020 P01	-
Sections-Building-ABC-01	ASCP-DRM-AX-ZZ-DSC-A-003400 P0	ASCP-DRM-AX-ZZ-DSC-A-003400 P01	-
Sections-Building-D-01	ASCP-DRM-AD-ZZ-DSC-A-003410 P0	ASCP-DRM-AD-ZZ-DSC-A-003410 P01	-
Sections-Building-E-01	ASCP-DRM-AE-ZZ-DSC-A-003420 P0	ASCP-DRM-AE-ZZ-DSC-A-003420 P01	-
Sections-Building-F-01	ASCP-DRM-AF-ZZ-DSC-A-003430 P0	ASCP-DRM-AF-ZZ-DSC-A-003430 P01	-
Sections-Building-G-01	ASCP-DRM-PG-ZZ-DSC-A-003440 P0	ASCP-DRM-PG-ZZ-DSC-A-003440 P01	-

Sections-Building-H-01	ASCP-DRM-PH-ZZ-DSC-A-003450-P0	ASCP-DRM-PH-ZZ-DSC-A-003450 P01	-
Sections-Building-K-01	ASCP-DRM-PK-ZZ-DSC-A-003460-P0	ASCP-DRM-PK-ZZ-DSC-A-003460 P01	-
Sections-Building-J-01	ASCP-DRM-PJ-ZZ-DSC-A-003470-P0	ASCP-DRM-PJ-ZZ-DSC-A-003470 P01	-
Sections-Building-L-01	ASCP-DRM-ML-ZZ-DSC-A-003480-P0	ASCP-DRM-ML-ZZ-DSC-A-003480 P01	-
Sections-Building-M-01	ASCP-DRM-MM-ZZ-DSC-A-003490-P0	ASCP-DRM-MM-ZZ-DSC-A-003490 P01	-
Sections-Building-N-01	ASCP-DRM-MN-ZZ-DSC-A-003500-P0	ASCP-DRM-MN-ZZ-DSC-A-003500 P01	-
Sections-Building-P-01	ASCP-DRM-MP-ZZ-DSC-A-003510-P0	ASCP-DRM-MP-ZZ-DSC-A-003510 P01	-
Sections-Building-Q-01	ASCP-DRM-AQ-ZZ-DSC-A-003520-P0	ASCP-DRM-MQ-ZZ-DSC-A-003520 P01	-

(ix) Elevations

Title	Original Drawing Reference	Amendment 1	Amendment 2
Elevations-Sitewide-01	ASCP-DRM-ZZ-ZZ-DGA-A-004000-P0	ASCP-DRM-ZZ-ZZ-DGA-A-004000 P01	-
Elevations-Sitewide-02	ASCP-DRM-ZZ-ZZ-DGA-A-004001-P0	ASCP-DRM-ZZ-ZZ-DGA-A-004001-P01	ASCP-DRM-ZZ-ZZ-DGA-A-004001 P02
Elevations-Sitewide-03	ASCP-DRM-ZZ-ZZ-DGA-A-004002-P0	ASCP-DRM-ZZ-ZZ-DGA-A-004002 P01	-
Elevations-Sitewide-04	ASCP-DRM-ZZ-ZZ-DGA-A-004003-P0	ASCP-DRM-ZZ-ZZ-DGA-A-004003 P01	-
Elevations-Sitewide-05	ASCP-DRM-ZZ-ZZ-DGA-A-004005-P0	ASCP-DRM-ZZ-ZZ-DGA-A-004005 P01	-
Elevations-Building ABC-01	ASCP-DRM-AX-ZZ-DGA-A-004400-P0	ASCP-DRM-AX-ZZ-DGA-A-004400 P01	-
Elevations-Building D-01	ASCP-DRM-AD-ZZ-DGA-A-004410-P0	ASCP-DRM-AD-ZZ-DGA-A-004410 P01	-
Elevations-Building E-01	ASCP-DRM-AE-ZZ-DGA-A-004420-P0	ASCP-DRM-AE-ZZ-DGA-A-004420 P01	-
Elevations-Building F-01	ASCP-DRM-AF-ZZ-DGA-A-004430-P0	ASCP-DRM-AF-ZZ-DGA-A-004430 P01	-
Elevations-Building J-01	ASCP-DRM-PJ-ZZ-DGA-A-004440-P0	ASCP-DRM-PJ-ZZ-DGA-A-004440 P01	-
Elevations-Building J-02	ASCP-DRM-PJ-ZZ-DGA-A-004441-P0	ASCP-DRM-PJ-ZZ-DGA-A-004441 P01	-
Elevations-Building H-01	ASCP-DRM-PH-ZZ-DGA-A-004442-P0	ASCP-DRM-PH-ZZ-DGA-A-004442 P01	-
Elevations-Building GK-01	ASCP-DRM-PX-ZZ-DGA-A-004450-P0	ASCP-DRM-PX-ZZ-DGA-A-004450 P01	-
Elevations-Building G-01	ASCP-DRM-PG-ZZ-DGA-A-004454-P0	ASCP-DRM-PG-ZZ-DGA-A-004454 P01	-

Elevations-Building K-01	ASCP-DRM-PK-ZZ-DGA-A-004455 P0	ASCP-DRM-PK-ZZ-DGA-A-004455 P01	-
Elevations-Building L-01	ASCP-DRM-ML-ZZ-DGA-A-004460 P0	ASCP-DRM-ML-ZZ-DGA-A-004460 P01	-
Elevations-Building M-01	ASCP-DRM-MM-ZZ-DGA-A-004470 P0	ASCP-DRM-MM-ZZ-DGA-A-004470 P01	-
Elevations-Building M-02	ASCP-DRM-MM-ZZ-DGA-A-004471 P0	ASCP-DRM-MM-ZZ-DGA-A-004471 P01	-
Elevations-Building N-01	ASCP-DRM-MN-ZZ-DGA-A-004480 P0	ASCP-DRM-MN-ZZ-DGA-A-004480 P01	-
Elevations-Building P-01	ASCP-DRM-MP-ZZ-DGA-A-004490 P0	ASCP-DRM-MP-ZZ-DGA-A-004490 P01	-ASCP-DRM-MP-ZZ-DGA-A-004490 P02
Elevations-Building Q-01	ASCP-DRM-MQ-ZZ-DGA-A-004500 P0	ASCP-DRM-MQ-ZZ-DGA-A-004500 P01	-
Elevations-Morrisons-01	ASCP-DRM-MR-ZZ-DGA-A-004510 P0	ASCP-DRM-MR-ZZ-DGA-A-004510 P01	-

(x) Landscape Plans

Title	Original Drawing Reference	Amendment 1	Amendment 2
Ground Floor General Arrangement Plan	P21673-00-001-GIL-0100 P01	P21673-00-001-GIL-0100 P02	-
Ground Floor General Arrangement Plan Sheet 1 of 2	P21673-00-001-GIL-0101 P01	P21673-00-001-GIL-0101 P02	-
Ground Floor General Arrangement Plan Sheet 2 of 2	P21673-00-001-GIL-0102 P01	P21673-00-001-GIL-0102 P02	-
Upper Levels General Arrangement Plan	P21673-00-001-GIL-0110 P01	P21673-00-001-GIL-0110 P02	-
General Arrangement Plan Sheet 1 of 2	P21673-00-001-GIL-0111 P01	P21673-00-001-GIL-0111 P02	-
General Arrangement Plan Sheet 2 of 2	P21673-00-001-GIL-0112 P01	P21673-00-001-GIL-0112 P02	-
Ground Floor Softworks Plan Sheet 1 of 2	P21673-00-001-GIL-0120 P01	P21673-00-001-GIL-0120 P02	-
Ground Floor Softworks Plan Sheet 2 of 2	P21673-00-001-GIL-0121 P01	P21673-00-001-GIL-0121 P02	-
Upper Levels Softworks Plan Sheet 1 of 2	P21673-00-001-GIL-0130 P01	P21673-00-001-GIL-0130 P02	-
Upper Levels Softworks Plan Sheet 2 of 2	P21673-00-001-GIL-0131 P01	P21673-00-001-GIL-0131 P02	-
Tree Pit and Trench Plan		P21673-00-001-GIL-0140 P02	-
Typical Planting Cross Sections	P21673-00-001-GIL-0400 P01	P21673-00-001-GIL-0400 P02	-
Typical Tree Pits	P21673-00-001-GIL-0401 P01	P21673-00-001-GIL-0401 P02	-
Planting Schedule Stage 2	P21673-00-001-GIL-0500		

2. Supporting Plans/Documents

Title	Original Reference	Addendum/ Update 1	Addendum/ Update 2	Addendum/ Update 3
Design and Access Statement	AC02	AC02A (CD2.4)		
Design and Access Statement Executive Summary	AC02.1	AC02.1A (CD2.5)		
Basement Impact Assessment	AC03 (CD1.7)			
Planning Statement	AC04 (CD1.8)	AC04A (addendum 01) (CD2.6)	AC04B (addendum 02) (CD2.7)	
Business Relocation Strategy	AC05 (CD1.9)	AC05A (addendum) (CD2.8)		
Transport Assessment Addendum	AC06 (CD1.10)	AC06A (addendum) (CD2.9)		
Energy Statement and Overheating Assessment	AC07	AC07A	AC07B	AC07C (CD2.12)
Sustainability Statement	AC08	AC08A (CD2.13)		
Whole Life Cycle Carbon Assessment	AC09	AC09A (CD2.14)		
Whole Life Cycle Carbon Assessment Template	AC09	AC09A (CD2.15)		
Circular Economy Statement	AC10	AC10A	AC10B (CD2.17)	
Circular Economy Template	AC10	AC10A	AC10B (CD2.19)	
Demolition and Construction Environment Management Plan	AC11 (CD1.17)	AC11A (addendum) (CD2.20)		
Operational Waste and Recycling Strategy	AC12	AC12A (CD2.21)		
Fire Statement and Strategy	AC13	AC13A (CD2.22)		
Statement of Community Involvement	AC14 (CD1.20)	AC14A (addendum) (CD2.23)		
Early Engagement Strategy	AC14.1 (CD1.21)			
Engagement Summary	AC14.2 (CD.1.22)	AC14.2A (addendum) (CD2.24)		
Financial Viability Assessment	AC15 (CD1.23)	AC15A (addendum) (CD2.25)		
Financial Viability Assessment Executive Summary	AC15.1	AC15.1A (CD2.26)		
Equalities Impact Assessment	AC16	AC16A (CD2.27)		

Internal Daylight Sunlight and Overshadowing Assessment	AC17 (CD1.26)	AC17A (addendum) (CD2.28)	Additional Internal Daylight Addendum, 29 April 2025 (CD2.60)	
Environmental Statement (Volumes 1,2,3 and NTS)	AC18 (CD1.27)	AC18A (addendum) (CD2.29)		
Flood Risk Assessment	AC19	AC19A (CD2.30)		
Health Impact Assessment	AC20 (CD1.29)	AC20A (addendum) (CD2.31)		
Arboricultural Impact assessment	AC21	AC21A	AC21B (CD2.33)	
Preliminary Ecological Appraisal	AC22	AC22A (CD2.34)		
Biodiversity Net Gain Report	AC23	AC23A	AC23B (CD2.37)	
Biodiversity Net Gain Calculation	AC23	AC23A (CD2.38)		
Drainage Impact Assessment and Foul Water Drainage Strategy	AC24	AC24A (CD2.65)		
Erratum	AC25 (CD2.40)			
Updated Ecology BREEAM Assessment Report	TRI035 (CD2.35)			
Bus Station Active Travel Scheme	February 2025 (CD5.7)			
Hanover Park Illustrative Design	285344-SK-088-1 rev A (CD5.8)			
Peckham Bus Station Design Option 2	285344-SK-086-1 rev A (CD5.9)			

October 2025