

Background and Explanation

Whilst preparing affordable housing accommodation schedules for the section 106 agreement some errors were identified in the material comprised within the appeal submission. These are not considered to be material in the context of the appeal scheme when considered as a whole, however, they will necessitate some minor scheme amendments. This note sets out the errors identified and explains the changes to the appeal documents and plans that will be required to address the same.

Accommodation Schedule

The accommodation schedule submitted with the appeal documentation (ref: ASCP-DRM-ZZ-ZZ-LSH-A-000210 rev P02) shows a miscount of habitable rooms in the market sale tenure dwellings in building F and of habitable rooms in the social rent tenure dwellings in building P. In summary, 40 habitable rooms were not counted in building F (market sale tenure), and 9 habitable rooms were not counted in building P (social rent tenure). Overall, the habitable room count increases from 2,822 to 2,871.

This has been corrected in the updated accommodation schedule (ref: ASCP-DRM-ZZ-ZZ-LSH-A-000210 rev P03). The appeal plans/drawings are not affected by this correction. Whilst the habitable room count changes, the overall number of units in the scheme, their allocation to tenure, or their area are not affected.

As the affordable percentage is based on habitable rooms, this revision adjusts the overall affordable percentage slightly. Whilst the habitable room increase in market sale tenure is more than that in social rent tenure, proportionally, the addition in social rent habitable rooms (9) is more than the addition in market sale habitable rooms (40).

The overall percentage of affordable provision increases from 12.05% to 12.16%. The overall provision of social rent tenure increases from 8.58% to 8.74%. The detail of the changes is shown in the table below. Column 1 shows the figures with the incorrect numbers of habitable rooms. Column 2 shows the figures once the corrections are made.

	Column 1: Figures with incorrect number of habitable rooms	Column 2: Figures once corrections have been made
Total habitable room count	2,822	2,871
Affordable habitable room count	340	349
Market sale habitable room count	2,482	2,522
Affordable housing provision (%)	12.05%	12.16%
Social rent provision (%)	8.58%	8.74%
Intermediate provision (%)	3.47%	3.41%

The revised accommodation schedule also corrects a small number of instances where, in the market tenure, habitable rooms were allocated to a different unit type, e.g. to a 2b3p rather than a 2b4p unit. These shifts are minor, and the overall count of habitable rooms is not affected. They occur in buildings J1, L, M and N. There is also no effect on the plans. It also corrects one instance where a 2b4p unit with 4 habitable rooms was counted as a 2b3p with 4 habitable rooms (in building J2, market sale tenure). This does not affect the overall habitable room count, or the plans. A comparison is provided at the Appendix showing the updated figures in red and the original figures in brackets.

Wheelchair accessible homes

Taking account the required corrections, the overall provision of wheelchair accessible homes is 10% by habitable room (288 HR out of 2,871).

Updated Plans for Approval

On building K, one unit at level 1 (ref: BK.00.04) was shown on drawings as a 3b5p unit, where it should have been shown as a 2b4p unit. It was however correctly counted in the accommodation schedule as a 2b4p unit. This has been updated on GA Plan level 01 (ref: ASCP-DRM-ZZ-01-DGA-A-002051_P03) and block plan level 01 for building K (ref: ASCP-DRM-PX-ZZ-DGA-A-002200_P02). The accommodation schedule is not affected by this as this unit was already listed as a 2b4p unit.

The following plans and documents are updated as in the table below:

Plan/Document Title and Reference	For Approval (Y/N)	Updated Version Submitted (Y/N)	New Version Title/Reference	Comment
GA Plan level 01 ASCP-DRM-ZZ-01-DGA-A-002051_P02	Y	Y	ASCP-DRM-ZZ-01-DGA-A-002051_P03	Updated version submitted for approval. Change of one unit from 3b5p to 2b4p.
Block Plan building K level 01 ASCP-DRM-PX-ZZ-DGA-A-002200_P01	Y	Y	ASCP-DRM-PX-ZZ-DGA-A-002200_P02	Updated version submitted for approval. Change of one unit from 3b5p to 2b4p.
Accommodation schedule ASCP-DRM-ZZ-ZZ-LSH-A-000210 rev P02	Y	Y	ASCP-DRM-ZZ-ZZ-LSH-A-000210 rev P03	Habitable room references corrected as identified in Errata Note. Overall affordable provision percentage updated.

EIA Assessment

The Appellant's environmental consultants (Trium) have reviewed the material set out in this note and have confirmed that the changes requested would not result in any new or different likely significant environmental effects.

Appendix - Comparison Accommodation Schedule



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AUTHOR	
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DOCUMENT TITLE	DATE
Proposed Accommodation Schedule	14.10.2025
Comparison between P03 revision (figures in red) and P02 (figures in brackets)	
PROJECT	SIZE
AYLESHAM CENTRE PECKHAM	A3

OVERVIEW

	RESIDENTIAL										NON-RESIDENTIAL							
	RESIDENTIAL GEA	RESIDENTIAL GIA	RESIDENTIAL UNITS NIA	RESIDENTIAL NIA to Gross %	RESIDENTIAL FACILITIES/ANCILLARY NIA	TOTAL RESIDENTIAL UNITS	OVERALL 1BED (%)	OVERALL 2BED (%)	OVERALL 3BED + (%)	DUAL ASPECT (%)	FLEXIBLE RETAIL/LEISURE/ COMMERCIAL + WORKSPACE GIA m² (EXCL. SUPERMARKET)	OF WHICH IS DEDICATED WORKSPACE BUILDING GIA m²	SUPERMARKET GIA m² (EXCL. CARPARK + SERVICE YARD)	SUPERMARKET CARPARK (INCL. BASEMENT CIRCULATION, BASEMENT ANCILLARY + L00 ANCILLARY) GIA m²	SUPERMARKET SERVICE YARD GIA m²	FLEXIBLE RETAIL/LEISURE/ COMMERCIAL GIA m² (INCL. SUPERMARKET, EXCL. CARPARK AND SERVICE YARD)	TOTAL RETAIL GIA m² (INC. CARPARK + SERVICE YARD)	
TOTAL (m²):	97,840	88,813	60,444	68.1%	3,338	867	39.7%	40.4%	20.0%	71.7%	6,538.00	2,725.30	4,436.00	4,731.30	1,544.70	10,974.00	17,250.0	
TOTAL (ft²):	1,053,149	955,986	650,620	N/A	35,934													

UNIT BY BUILDING AND TYPE

	BUILDING																TOTAL	CUMULATIVE TOTAL	%
	A	B	C	D	E	F	G	H	J1	J2	K	L	M	N	P	Q			
1B1P	0	0	0	0	16	0	11	0	12	4	8	18	15	6	0	0	90	39.7%	10.4%
1B2P	7	1	8	0	40	0	23	0	33	4	36	12	33	54	0	3	264		29.3%
2B3P	1	9	2	0	8	0	0	3	17	1 (2)	8	16	44	0	12	0	121 (122)	40.4%	14.0% (14.1)
2B4P	8	16	3	0	10	10	23	32	29	6 (5)	15	30	17	1	5	24	229 (228)		26.4% (26.3)
3B5P	4	0	6	0	2	10	0	8	0	4	8	0	0	3	15	0	60	20.0%	6.9%
3B6P	0	0	0	0	3	0	14	0	17	2	10	9	40	0	0	0	95		11.0%
4B6P	0	0	0												18	0	18		2.1%
TOTAL	20	26	19		79	20	71	43	108	21	85	85	149	64	50	27	867	100%	100.0%
Dual aspect	17	26	15		71	20	41	32	52	13	55	67	108	51	37	17	622		72%
Deck access	20	26	19		0	0	0	0	0	0	20	40	0	16			141		22.7%

HABITABLE ROOMS BY BUILDING AND TYPE (LBS)

	BUILDING																TOTAL	CUMULATIVE TOTAL	%
	A	B	C	D	E	F	G	H	J1	J2	K	L	M	N	P	Q			
1B1P	0	0	0	0	32	0	22	0	24	8	16	36	30	12	0	0	180	6.3% (6.4)	26.4% (26.8)
1B2P	14	3	18	0	88	0	54	0	67 (64)	8	86	31	76	126 (127)	0	7	578 (576)	20.1% (20.4)	
2B3P	3	29	8	0	24	0	0	9	51 (54)	3 (6)	24	48 (44)	149 (148)	0	48	0	396 (388)	13.8% (13.7)	42.9% (41.8)
2B4P	24	64	12	0	40	40 (0)	88	124	87	18 (15)	52	108 (112)	68	3	20	84	832 (793)	29.0% (28.1)	
3B5P	20	0	30	0	10	50	0	40	0	20	40	0	0	15	75	0	300	10.4% (10.6)	30.8% (31.4)
3B6P	0	0	0	0	15	0	70	0	85	11	51	45	200	0	0	0	477	16.6% (16.9)	
4B6P	0	0	0												108	0	108	3.8%	
TOTAL	61	96	68		209	90 (50)	234	173	314	68	269	268	523 (522)	156 (157)	251	91	2871 (2822)		

AREAS SPLIT BY BUILDING

	Residential Units					
	GEA m²	GEA ft²	GIA m²	GIA ft²	NIA m²	NIA ft²
Building A	2,354	25,340	2,089	22,485	1,308	14,082
Building B	2,194	23,619	1,905	20,504	1,899	20,436
Building C	2,516	27,083	2,181	23,478	1,375	14,796
Building D	-	-	-	-	-	-
Building E	7,075	76,152	6,469	69,633	4,643	49,981
Building F	2,706	29,131	2,453	26,403	1,704	18,346
Building G	7,577	81,560	6,897	74,241	4,811	51,790
Building H	5,583	60,098	5,067	54,537	3,451	37,142
Building J1	10,812	116,377	9,905	106,619	7,303	78,605
Building J2	2,403	25,869	2,135	22,979	1,550	16,680
Building K	9,750	104,952	8,920	96,010	5,887	63,371
Building L	9,496	102,216	8,702	93,672	5,675	61,083
Building M	17,148	184,578	15,710	169,099	10,790	116,139
Building N	6,545	70,448	5,835	62,803	3,632	39,095
Building P	7,626	82,083	6,912	74,397	4,362	46,949
Building Q	4,054	43,640	3,635	39,128	2,056	22,126
Total	97,840	1,053,149	88,813	955,986	60,444	650,620

	Affordable Provision				
	Hab Rms	SR Proposed	INT Proposed	Total	Total %
Phase 1	1,289 (1,280)	251 (242)		251 (242)	19.47% (18.91)
Phase2	1,582 (1,542)		98	98	6.19% (6.36)
Total	2,871 (2,822)	251 (242)	98	349 (340)	12.16% (12.05)
		8.74% (8.58)	3.41% (3.47)		

	Affordable Provision Unit Mix									
	Social Rent (Block P)					Intermediate (Block B +1 flat in A)				
	Total	%	NIA ft²	NIA m²	GIA ft²	GIA m²	Total	%	NIA ft²	NIA m²
1B1P	0	0%					0	0%		
1B2P	0	0%					2	7%		
2B3P	12	24%					9	33%		
2B4P	5	10%					16	59%		
3B5P	15	30%					0	0%		
3B6P	0	0%					0	0%		
4B6P	18	36%					0			
TOTAL	50	100%	46,948	4,362	74,397	6,912	27	100%	20,436	1,899
% OF TOTAL UNITS	5.8%						3.1%			

	Market Sale Unit Mix			
	(Blocks A,C,E,F,G,H,J,K,L,M,N,Q)			
	Total	%	NIA ft²	NIA m²
1B1P	90	11%		3637
			39,153	
1B2P	252	32%		13845
			149,031	
2B3P	100 (101)	13%		6194
			66,668	
2B4P	208 (207)	26%		16982
			182,792	
3B5P	45	6%		4101
			44,144	
3B6P	95	12%		9425
			101,445	
TOTAL	790	100%	583,232	54,184
% OF TOTAL UNITS	91.1%			89.6%

Retail/ Leisure/ Commercial Floorspace (Excl. Supermarket)		
GEA m²	GIA m²	NIA m²
503.5	459.9	450.0
402.0	384.3	377.3
453.7	401.0	386.0
2,943.3	2,725.3	2,237.8
383.6	341.0	341.0
237.7	207.5	196.3
299.5	276.2	265.0
272.1	244.2	235.2
145.1	125.3	119.7
-	-	-
1,347.1	1,259.4	1,149.4
20.4	16.5	15.9
-	-	-
106.8	97.4	94.2
-	-	-
-	-	-
7,114.8	6,538.0	5,867.8

	Supermarket	
	Commercial GIA	
	m²	ft²
Supermarket	2,252.92	24,250
Ancillary/Back of House	2,183.08	23,499
Service Yard	881.60	9,490
Plant	663.10	7,138
Basement Car Park	4,731.30	50,828
Total	10712.00	115303.97