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Our Ref: 02C102578
Your Ref: PP-13151466



12 July 2024

Victoria Lewis
Planning and Growth
London Borough of Southwark
160 Tooley Street
London
SE1 2QH

Dear Victoria,

Planning Application for the Phased Redevelopment of the Aylesham Centre, Hanover Park, London SE15 5EW

On behalf of our client, Berkeley Homes (Capital) Plc. ('the Applicant'), we submit a Planning Application for development proposals at the Aylesham Centre, Hanover Park, London SE15 5EW ('the Site'). The proposed description of development (hereon referred to as the 'Proposed Development') is as follows:

'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'.

The submission of the Application is made following a series of pre-application meetings with the London Borough of Southwark ('LBS'). Further to this, the Applicant has engaged with key stakeholders, statutory consultees and the local community and businesses through a comprehensive community engagement strategy. The Proposed Development responds to the feedback provided, together with the adopted Development Plan.

The Proposed Development will provide a residential-led development that responds to the full suite of policies set out within the London Plan and the Southwark Local Plan. Further details in relation to how the Proposed Development meets the policy objectives and delivers a significant public benefits package are set out in the Planning Statement and supporting Application documents.

The Application is made in full and is accompanied by the following supporting documents:

Document Title	Author	Document Reference Number
Application Forms and Certificates	Avison Young	-
CIL Additional Information Form	Quod	-

Development / Accommodation Schedule	dRMM	AC01
Design and Access Statement (incl. Landscape Masterplan and Strategy)	dRMM and Gillespies Landscape Architects	AC02
Design and Access Statement Executive Summary	dRMM	AC02.1
Basement Impact Assessment	Walsh	AC03
Planning Statement incl: Affordable Housing Statement Affordable Workspace Statement Draft s.106 Heads of Terms	Avison Young	AC04
Business Relocation Strategy	Berkeley Homes (Capital) Plc	AC05
Transport Assessment incl: Travel Plan Service and Refuse Management Plan Parking Access and Management Plan Healthy Streets Assessment	Arup	AC06
Energy Statement and Overheating Assessment	ME Engineers	AC07
Sustainability Statement (incl. BREEAM Assessment)	ME Engineers	AC08
Whole Life Cycle Carbon Assessment	Hodkinson	AC09
Circular Economy Statement	Hodkinson	AC10
Demolition and Construction Environment Management Plan	Berkeley Homes (Capital) Plc	AC11
Operational Waste and Recycling Management Strategy	KaNect	AC12
Fire Statement and Strategy (incl. Gateway One Form)	Introba	AC13
Statement of Community Involvement	Kanda	AC14
Early Engagement Strategy	Kanda	AC14.1
Engagement Summary	Kanda	AC14.2
Financial Viability Assessment	Berkeley Homes (Capital) Plc	AC15
Financial Viability Executive Summary	Berkeley Homes (Capital) Plc	AC15.1
Equality Impact Assessment	Quod	AC16
Internal Daylight, Sunlight & Overshadowing Report	Point 2	AC17
Flood Risk Assessment (including SUDS proforma)	RMA Environmental	AC19
Health Impact Assessment	Quod	AC20

Arboricultural Impact Assessment (including Tree Survey)	Ground Control	AC21
Preliminary Ecological Appraisal	Assystem	AC22
Biodiversity Net Gain Report	Assystem	AC23
Drainage Impact Assessment and Foul Water Drainage Strategy	Walsh	AC24

This planning application is accompanied by an Environmental Statement (ES) (Document reference AC18). This document has been prepared and coordinated by Trium Environmental, with input from a number of specialist consultants to assess the environmental effects of the Proposed Development. The ES comprises the following:

Volume 1: Environmental Statement Main Report, prepared by Trium Environmental ;

Volume 2: Heritage, Townscape and Visual Impact Assessment prepared by The Townscape Consultancy;

Volume 3: Technical Appendices (including):

Air Quality, prepared by Air Quality Consultants;

Noise and Vibration, prepared by Hann Tucker;

Daylight, Sunlight and Overshadowing, prepared by Point 2;

Wind Microclimate, prepared by Windtech;

Archaeology, prepared by MoLA;

Ground Conditions and Land Contamination, prepared by RMA; and

Climate Change and Greenhouse Gas Assessment, prepared by Air Quality Consultants.

Non Technical Summary, prepared by Trium Environmental.

For the full list of submitted drawings, please refer to the Drawing Schedule & Issue Sheet, prepared by dRMM and Gillespies, found in Appendix I of this Letter.

The application as been submitted electronically via the Planning Portal (ref: PP-13151466). The planning application fee has been calculated at £251,260.00 (including Planning Portal service charge). This has been paid via the Planning Portal by the Applicant alongside the submission of the Application.

We look forward to receiving confirmation of validation of the Application. In the meantime, if you have any queries then please do not hesitate to contact Mark Knibbs (mark.knibbs@avisonyoung.com), Tom Matheou (tom.matheou@avisonyoung.com) or me on the details below.

Yours faithfully



Nick Alston
Principal
nick.alston@avisonyoung.com

For and on behalf of Avison Young (UK) Limited



Appendix I - Drawing Schedule & Issue Sheet