

Our Ref: 02C102578
Your Ref: 24/AP/2074

6th December 2024

Ms 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 hereby submit further information submitted in support of planning application ref. 24/AP/2074 (the 'Application'), which seeks permission for the comprehensive redevelopment of the Aylesham Centre and associated car park and petrol filling station at Hanover Park, London, SE15 5EW ('the Site').

The proposed description of development is:

"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 purpose of this supplementary submission is to explain and justify amendments being made to the Application, and to provide further information in support of the Application.

The proposed amendments represent a considered response to public and statutory consultation comments received from London Borough of Southwark (LBS) officers (and their independent advisors), statutory consultees, the public, and other stakeholders. This submission also takes account of a further review of the financial viability of the proposals.

The following amendments are proposed to the Application, which are described in greater detail in the accompanying application documents and shown on the application drawings:

- Quantum:
 - o A reduction in the number of homes from 877 to 867, alongside revisions to the unit size mix.
 - o A minor reduction in the size of the proposed supermarket (-14sqm) and slight increase in the amount of flexible retail, leisure, commercial (use class E(a-g) and Sui Generis (drinking establishment) floorspace (+13sqm).

- A reduction in the minimum amount of affordable housing to 77 homes (12% by habitable room), comprising 72% Social Rent and 28% Intermediate tenures (by habitable room). This is subject to a commitment to undertake a review of the scheme's viability at a future point to determine if an increased amount of affordable housing can be provided (up to 50% by habitable room).
- Revisions to floorplans, elevations to account for the above.
- Minor amendments to bin stores and plant rooms, cycle parking, amenity space, children's playspace to account for the residential layout adjustments.
- Changes to the elevational treatment of Building L cycle hub at ground and first floor levels.

In conjunction with this submission of additional information, we have updated the accompanying suite of application documents or submitted in support of this planning application. The revised list of application documents is set out below:

Document Title	Author	Document Number	Reference
Development / Accommodation Schedule	dRMM	AC01A	
Design and Access Statement (incl. Landscape Masterplan and Strategy)	dRMM and Gillespies Landscape Architects	AC02A	
Design and Access Statement Executive Summary	dRMM	AC02.1A	
Basement Impact Assessment	Walsh	AC03	
Planning Statement incl: Affordable Housing Statement Affordable Workspace Statement Draft s.106 Heads of Terms	Avison Young	AC04	
Planning Statement Addendum	Avison Young	AC04A	
Business Relocation Strategy	Berkeley Homes (Capital) Plc	AC05	
Business Relocation Strategy Addendum	Berkeley Homes (Capital) Plc	AC05A	
Transport Assessment incl: Travel Plan Service and Refuse Management Plan Parking Access and Management Plan Healthy Streets Assessment	Arup	AC06	
Transport Assessment Addendum	Arup	AC06A	
Energy Statement and Overheating Assessment	ME Engineers	AC07A	

Sustainability Statement (incl. BREEAM Assessment)	ME Engineers	AC08A
Whole Life Cycle Carbon Assessment	Hodkinson	AC09A
Circular Economy Statement	Hodkinson	AC10A
Demolition and Construction Environment Management Plan	Berkeley Homes (Capital) Plc	AC11
Demolition and Construction Environment Management Plan Addendum	Berkeley Homes (Capital) Plc	AC11A
Operational Waste and Recycling Management Strategy	KaNect	AC12A
Fire Statement and Strategy (incl. Gateway One Form)	Introba	AC13A
Statement of Community Involvement	Kanda	AC14
Statement of Community Involvement Addendum	Berkeley Homes (Capital) Plc	AC14A
Early Engagement Strategy	Kanda	AC14.1
Engagement Summary	Kanda	AC14.2
Engagement Summary Addendum	Berkeley Homes (Capital) Plc	AC14.2A
Financial Viability Assessment	Berkeley Homes (Capital) Plc	AC15
Financial Viability Assessment Addendum	DS2	AC15A
Financial Viability Executive Summary	DS2	AC15.1A
Equality Impact Assessment	Quod	AC16A
Internal Daylight, Sunlight & Overshadowing Report	Point 2	AC17
Internal Daylight, Sunlight & Overshadowing Report Addendum	Point 2	AC17A
Flood Risk Assessment (including SUDS proforma)	RMA Environmental	AC19A
Health Impact Assessment	Quod	AC20
Health Impact Assessment Addendum	Quod	AC20A
Arboricultural Impact Assessment (including Tree Survey)	Ground Control	AC21A
Preliminary Ecological Appraisal	Assystem	AC22A
Biodiversity Net Gain Report	Assystem	AC23A
Drainage Impact Assessment and Foul Water Drainage Strategy	Walsh	AC24A

In addition to the above, the Environmental Statement (ES) (Document reference AC18) has also been supplemented by an Environmental Statement Addendum (document reference AC18A).

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 Environment Statement Main Report and Addendum, prepared by Trium Environmental;

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

Volume 3: Technical Appendices (including):

- Air Quality, prepared by Air Quality Consultants
- Noise and Vibration, prepared by Hann Tucker;
- 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.

The ES submitted alongside the July 2024 planning application and the December 2024 ES Addendum together form the 'Environmental Impact Assessment' in support of the re-development of the Site.

The December 2024 ES Addendum explains, where relevant, which environmental assessments have been updated and supersede (or replace) the relevant sections in the July 2024 ES. Where sections of the assessment and ES Chapter remain valid, this is stated and no update has been provided. The December 2024 ES Addendum Chapters should therefore be read in conjunction with the corresponding July 2024 ES Chapters.

The replacement Non-Technical Summary ('NTS') document completely replacing the July 2024 NTS.

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

We look forward to receiving confirmation that the supplementary information has been received. 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

A handwritten signature in cursive script, appearing to read 'Avison Young'.

Nick Alston
Principal



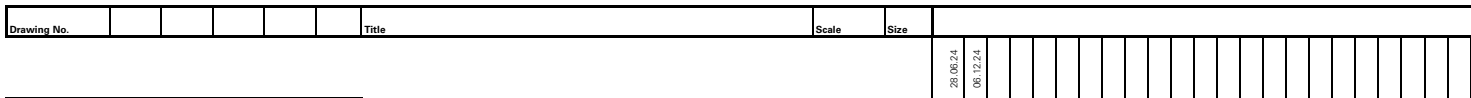
nick.alston@avisonyoung.com

For and on behalf of Avison Young (UK) Limited



Appendix I - Drawing Schedule & Issue Sheet

Doc. reference					ASCP-DRM-XX-XX-LSH-A-900001
Project reference:					ASCP
Project name:					Aylesham Centre
Revision:					P01
Date:					06.12.2024

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