

# Minutes of Meeting

|                             |                                 |                    |   |
|-----------------------------|---------------------------------|--------------------|---|
| <b>Purpose of Meeting:</b>  | Aylesham Centre - GLA Pre-App 1 |                    |   |
| <b>Location of Meeting:</b> | MS Teams                        |                    |   |
| <b>Date:</b>                | 28 <sup>th</sup> April 2022     | <b>Ref:</b>        | - |
|                             |                                 | <b>Meeting No:</b> | 1 |

## Details:

### Attendees Present

|                  |    |                                                     |      |
|------------------|----|-----------------------------------------------------|------|
| Matt Christie    | MC | GLA – Development Management, Team Leader           | GLA  |
| Zeb McInnes      | ZM | GLA – Strategic Planner, Case Officer               | GLA  |
| Mathieu Proctor  | MP | GLA – Growth Strategies & Urban Design, Team Leader | GLA  |
| Tim Gould        | TG | TfL Spatial Planning – Associate Transport Officer  | TfL  |
| Colin Wilson     | CW | LBS – Head of Strategic Development                 | LBS  |
| Victoria Lewis   | VL | LBS – Group Manager, Strategic Applications         | LBS  |
| Tom Weaver       | TW | LBS – Case Officer, Strategic Applications          | LBS  |
| Catherine Jeater | CJ | LBS – Team Leader, Design & Conservation            | LBS  |
| Chloe Young      | CY | Berkeley Homes – Development Director               | BH   |
| Jacob Dunn       | JD | Berkeley Homes – Senior Development Manager         | BH   |
| Tom Anthony      | TA | Berkeley Homes – Planning and Development Manager   | BH   |
| Tom Kyle         | TK | Sheppard Robson – Associate Partner                 | SR   |
| Claire Haywood   | CH | Sheppard Robson – Partner                           | SR   |
| Greg Smith       | GS | Avison Young – Associate Director                   | AY   |
| Nick Alston      | NA | Avison Young – Principal                            | AY   |
| Brendan Weaver   | BW | Arup – Associate Director                           | Arup |
| Lewis Eldridge   | LE | The Townscape Consultancy - Director                | TC   |
| Kirsty Braes     | KB | The Townscape Consultancy – Senior Consultant       | TC   |

### Sending Apologies

|                 |    |                                           |     |
|-----------------|----|-------------------------------------------|-----|
| Yvonne Lewis    | YL | LBS – Team Leader, Strategic Applications | LBS |
| Gardiner Hanson | GH | Avison Young – Associate                  | AY  |
| Alan Shingler   | AS | Sheppard Robson – Partner                 | SR  |
| Mark Bell       | MB | Fabrik – Technical Director               | FBK |

# Minutes of Meeting

|                             |                                 |                    |   |
|-----------------------------|---------------------------------|--------------------|---|
| <b>Purpose of Meeting:</b>  | Aylesham Centre - GLA Pre-App 2 |                    |   |
| <b>Location of Meeting:</b> | MS Teams                        |                    |   |
| <b>Date:</b>                | 4 October 2022                  | <b>Ref:</b>        | - |
|                             |                                 | <b>Meeting No:</b> | 2 |

## Details:

### Attendees Present

|                  |    |                                                     |      |
|------------------|----|-----------------------------------------------------|------|
| Matt Christie    | MC | GLA – Development Management, Team Leader           | GLA  |
| Zeb McInnes      | ZM | GLA – Strategic Planner, Case Officer               | GLA  |
| Mathieu Proctor  | MP | GLA – Growth Strategies & Urban Design, Team Leader | GLA  |
| Andrew Hiley     | AH | TfL Spatial Planning                                | TfL  |
| Dipesh Patel     | DP | LBS – Strategic Applications Manager                | LBS  |
| Victoria Lewis   | VL | LBS – Group Manager, Strategic Applications         | LBS  |
| Tom Weaver       | TW | LBS – Case Officer, Strategic Applications          | LBS  |
| Catherine Jeater | CJ | LBS – Team Leader, Design & Conservation            | LBS  |
| Lauren Wilkinson | LW | LBS – Case Officer, Strategic Applications          | LBS  |
| Chloe Young      | CY | Berkeley Homes – Development Director               | BH   |
| Jacob Dunn       | JD | Berkeley Homes – Senior Development Manager         | BH   |
| Tom Kyle         | TK | Sheppard Robson – Associate Partner                 | SR   |
| Claire Haywood   | CH | Sheppard Robson – Partner                           | SR   |
| Mark Knibbs      | MK | Avison Young – Associate Director                   | AY   |
| Nick Alston      | NA | Avison Young – Principal                            | AY   |
| Brendan Weaver   | BW | Arup – Associate Director                           | Arup |
| Lewis Eldridge   | LE | The Townscape Consultancy - Director                | TTC  |
| Lucy Williams    | LW | The Townscape Consultancy – Senior Consultant       | TTC  |

### Sending Apologies

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### Next Meeting

|                       |     |                   |     |
|-----------------------|-----|-------------------|-----|
| Date of Next Meeting: | TBD | Place of Meeting: | TBD |
|-----------------------|-----|-------------------|-----|

2

|                     |     |
|---------------------|-----|
| Purpose of Meeting: | TBD |
|---------------------|-----|

| Meeting Items |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1.0</b>    | <b>LBS Summary of Feedback to Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 1.1           | <p>TW – provided LBS’s position on key issues:</p> <ul style="list-style-type: none"> <li>- Supportive of the masterplan principles.</li> <li>- Concerns with overall quantum of development - the impact this has on scale and massing including impacts on townscape and bulk around the edges of the site, noting particularly importance along Rye Lane.</li> <li>- Support for the scheme to be determined without the TfL land coming forward as part of the overall development but noting that the proposals need to work with the existing bus stand in situ.</li> <li>- The quantum of retail is not quite compliant with the requirement to re provide the existing level of retail but recognise workspace as a positive town centre use.</li> <li>- Looking for a higher proportion of dual aspect units.</li> <li>- The Council would not support rooftop playspace.</li> <li>- Further justification regarding the servicing approach is required.</li> <li>- The Council requires further information on Community Land Trust and affordable housing.</li> </ul> |
| <b>2.0</b>    | <b>Land Uses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 2.1           | ZM – queried the quantum of proposed retail floorspace.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2.2           | NA – clarified that the proposed retail floorspace will seek a degree of flexibility. The mix of town centre uses has been informed by CF Commercial and seeks to deliver the right mix for the town centre. A portion of the floorspace will include office and leisure, but the overwhelming majority will be the old “A use class”. The overall viability / vitality of the retail floorspace will be maximised.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 2.3           | ZM – officers support office floorspace and will seek 10% affordable workspace. ZM requested an update on the affordable housing offer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2.4           | NA – noted that the applicant is working with LBS to provide the maximum number of affordable homes. CY – noted that the applicant is keen to engage with LBS’s FVA consultants once appointed and would like these discussions to take place as soon as possible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 2.5           | ZM – the GLA’s preferred approach would be for a comprehensive masterplan which includes the TfL bus station site and north/south route.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 2.6           | NA – noted that a planning application includes the Aylesham Centre land and excludes the TfL site but will be able to deliver all of the planning policy requirements. An illustrative masterplan will be prepared and regard had to the technical considerations which set alongside the illustrative masterplan, including Agent of Change principles. There is no planning policy requirement to include the TfL Land, however BH and Arup are looking to schedule a separate meeting with TfL to discuss this and other highways matters in detail.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 2.7           | CY – noted that BH cannot wait for TfL to be forthcoming with information to understand what’s happening with their site and the north/south bus route. BH have agreed with LBS that they will progress with an application that does not preclude the bus stand.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>3.0</b>    | <b>Design / Townscape</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 3.1           | MP – queried which option the applicant is seeking to deliver?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

## Meeting Items

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|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.2        | NA – confirmed that from a design team perspective, Option 1 is the preferred approach.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 3.3        | MP – agreed Option 1 is preferred over the other options presented in terms of townscape views and impacts on daylight and sunlight. However, noted that the amount of development has spill over effects on residential internal quality. In terms of absolute heights, it might be too much, but agreed the variety of heights is the right approach. The way the plots are laid out, adding to the local street network offer improvements to central Peckham and the massing strategy are reasonable. The amount of single aspect homes and projecting balconies, long internalised corridors, suggesting that residential accommodation is becoming compromised in order to accommodate the number of homes on site. Might be a better scheme with fewer homes but acknowledges the conversations around delivery of wider benefits including affordable housing and the quantum of development. MP liked the attention that has been paid to the Morrison's and acknowledgement of it being a key aspect of the scheme is welcomed. Showing how the site can work with the TfL land to the north will need to be considered. Comfortable with the masterplan principles but the overall quantum of development could be compromising certain aspects of the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>4.0</b> | <b>Servicing/Access/Parking</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 4.1        | <p>AH – noted that the Applicant has paid for a TfL pre-app meeting, and this is the more appropriate forum to discuss this highways/transportation matters but provided the following summary:</p> <ul style="list-style-type: none"><li>- the removal of the TfL site from the masterplan proposals is a concern. TfL Commercial have advised that they cannot viably develop the site without the wider site, and that it may only continue to operate as a bus stand.</li><li>- TfL support a north/south bus route through the site, suggesting that if Rye Lane is going to be pedestrianised in the future, the north/south bus route would be required. It was also noted that busses are an important part of high street surveillance.</li><li>- Would like to see an option of how the bus stand works within the existing site and the integration of the north/south bus route.</li><li>- The applicant team will need to consider Agent of Change principles.</li><li>- There will likely be an increase in taxi trips to and from the site as a result of the new Morrisons. Taxi's will need to be accommodated on site, preferably within the basement.</li><li>- Queried the number of crossings on Hanover Park, noting TfL are looking to extend bus services here.</li><li>- Mopeds are becoming an increasing problem in town centres due to takeaway restaurants.</li><li>- Queried the set back on Rye Lane and the deliverability of enhanced cycle facilities</li><li>- Cycle store access ideally would be within the residential entrances, and not hidden around the back</li><li>- Servicing of the site from TfL land to the north will likely be an issue.</li></ul> |
| 4.2        | CY – noted that a north/south bus route severs Morrisons from the rest of the site and Rye Lane. BH have requested information from TfL on what they would like their site to deliver which is yet to be received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 4.3        | NA – noted that the requirement of the site allocation is for the bus stand to maintain capacity and the wider masterplan will look at this in detail in order to ensure that the proposed development will not preclude the TfL site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

## Meeting Items

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|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.4        | <p>BW - responded to AH's above comments:</p> <ul style="list-style-type: none"><li>- the applicant team is looking at the Agent of Change principles.</li><li>- In terms of amount of retail, the scheme is not materially changing from what's there at the moment in terms of quantum, therefore not expecting to see an increase in taxi trips to and from the site.</li><li>- Proposing a pick-up/drop off bay in the basement of the car park.</li><li>- There is space for crossovers along Hanover Place without impacting buses.</li><li>- Servicing – Arup has looked at data during peak covid period which has been allowed in servicing forecasts.</li><li>- BH would exclude tenants from operating takeaway restaurants (ie. Deliveroo/Uber Eats), therefore limiting the number of mopeds.</li><li>- Rye Lane north is a pinch point but is a short length and design will be subject to further discussion</li><li>- Cycle stores will be as accessible as possible and at ground floor with direct access. Where cycle stores are not at ground floor they will be accessed via a lift. Separate access near residential entrances is the preferred approach to avoid tracking mud/dirt through residential lobbies.</li></ul> |
| 4.5        | <p>BW – noted that residential car parking will be car free (defined by London Plan as being no general parking, but including Blue Badge parking). BW noted that given the highly accessible location and other local characteristics and factors that car-free could genuinely mean car-free with no parking whatsoever. BW noted that LBS had referred to the London Plan stating 3% but BW was aware of TfL and GLA supporting 0% blue badge on other projects in principle and that this should therefore be the starting point. BW noted that between 0-1.5% blue badge parking is proposed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 4.6        | <p>AH – noted that car free, to mean potentially as little as 0% blue badge parking, is supported given the accessible and town centre environment and TfL would not seek any blue badge parking.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 4.7        | <p>BW – welcomed any further written feedback on this point from TfL to assist in design development and engagement with LBS.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>5.0</b> | <b>AOB</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 5.1        | <p>ZM – queried if there was an update on energy and sustainability matters.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 5.2        | <p>NA – noted that these are a work in process but being prepared in tandem.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 5.3        | <p>MC – summarised the two key strategic issues that need to be discussed:</p> <ul style="list-style-type: none"><li>- Affordable housing / viability</li><li>- Relationship between the proposed development and the TfL station.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 5.4        | <p>CY – noted again that in order for FVA discussion to proceed, the Council needs to appoint an external consultant. TW – noted he would action this.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 5.5        | <p>ZM – confirmed written response will be provided within the next 4 weeks.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

**14 October 2022**

# Minutes of Meeting

|                             |                                 |                    |   |
|-----------------------------|---------------------------------|--------------------|---|
| <b>Purpose of Meeting:</b>  | Aylesham Centre - GLA Pre-App 3 |                    |   |
| <b>Location of Meeting:</b> | MS Teams                        |                    |   |
| <b>Date:</b>                | 16 November 2023                | <b>Ref:</b>        | - |
|                             |                                 | <b>Meeting No:</b> | 3 |

| Details:           |    |                                                |      |
|--------------------|----|------------------------------------------------|------|
| Attendees Present  |    |                                                |      |
| Matt Christie      | MC | GLA – Development Management, Team Leader      | GLA  |
| Zeb McInnes        | ZM | GLA – Strategic Planner, Case Officer          | GLA  |
| Jan Ackenhausen    | JA | GLA – Senior Urban Designer                    | GLA  |
| Tim Walder         | TW | GLA- Principal Conservation Officer            | GLA  |
| Andrew Hiley       | AH | TfL – Principal Planner                        | TfL  |
| Alex Weir          | AW | TfL – Planner                                  | TfL  |
| Victoria Lewis     | VL | LBS – Group Manager, Strategic Applications    | LBS  |
| Catherine Jeater   | CJ | LBS – Design and Conservation Team Leader      | LBS  |
| Eleanor Heagney    | LH | LBS – Design and Conservation Officer          | LBS  |
| Chloe Young        | CY | Berkeley Homes – Development Director          | BH   |
| Tom Oluade         | TO | Berkeley Homes – Senior Development Manager    | BH   |
| Leo Scarfe         | LS | Berkeley Homes – Development Manager           | BH   |
| Molly Brennan      | MB | Berkeley Homes – Assistant Development Manager |      |
| Judith Stichtenoth | JS | dRMM Architects                                | dRMM |
| Jonas Lencer       | JL | dRMM Architects                                | dRMM |
| Mark Knibbs        | MK | Avison Young – Associate Director              | AY   |
| Nick Alston        | NA | Avison Young – Principal                       | AY   |
| Brendan Weaver     | BW | Arup – Associate Director                      | Arup |
| Lucy Williams      | LW | The Townscape Consultancy – Senior Consultant  | TTC  |

| Meeting Items |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <b>1.0</b>    | <b>Introduction</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 1.1           | CY – introduced the new team and update on the scheme since the last GLA pre-application meeting in October 2022.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 1.2           | NA – introduced the purpose of the meeting including targeted planning submission date in summer 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>2.0</b>    | <b>LBS Summary of Feedback to Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2.1           | <p>CJ – provided LBS’s position on key issues:</p> <ul style="list-style-type: none"> <li>- Supportive of the masterplan principles.</li> <li>- Supportive of the layering, massing and heights.</li> <li>- Supportive of the north/west and east/south connections</li> <li>- The interaction with the bus stand needs to be considered</li> <li>- Further work on Rye Lane buildings</li> <li>- Location of the tall building and how it interactions with the shoulder of the Higgins and Jones building</li> <li>- McKerrall Road requires further consideration</li> </ul> |
| <b>3.0</b>    | <b>Land Uses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 3.1           | ZM – supportive of the redevelopment of the site and welcome the reduction of units in line with the site allocation                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 3.2           | ZM – support the re provision of the existing Morrisons, and retail/workspace uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 3.3           | ZM – queried the affordable offer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 3.4           | CY – noted that the focus has been to agree design principles and working with the community, but the affordable offer is starting to be explored. ZM – noted that if less than 35% AH is proposed, early engagement with the GLA on the FVA would be preferred.                                                                                                                                                                                                                                                                                                                |
| 3.5           | NA – noted that the applicant is working with LBS to provide the maximum number of affordable homes. CY – noted that the applicant is keen to engage with LBS’s viability consultant once appointed and would like these discussions to take place as soon as possible.                                                                                                                                                                                                                                                                                                         |
| 3.6           | ZM – officers support office floorspace and will seek 10% affordable workspace.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 3.7           | NA – clarified that the proposed retail floorspace will seek a degree of flexibility. The mix of town centre uses has been informed by CF Commercial and seeks to deliver the right mix for the town centre. A portion of the floorspace will include office and leisure, but the overwhelming majority will be the old “A use class”. The overall viability / vitality of the retail floorspace will be maximised.                                                                                                                                                             |
| 3.8           | ZM – the GLA’s preferred approach would be for a comprehensive masterplan which includes the TfL bus station site and north/south route.                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 3.9           | NA – noted that a planning application includes the Aylesham Centre land and excludes the TfL site but will be able to deliver all of the planning policy requirements. An illustrative masterplan will be prepared and regard had to the technical considerations which set alongside the illustrative masterplan, including Agent of Change principles. There is no planning policy requirement to include the TfL Land, however BH and Arup are looking to schedule a separate meeting with TfL to discuss this and other highways matters in detail.                        |

## Meeting Items

3.10 CY – noted that BH cannot wait for TfL to be forthcoming with information to understand what's happening with their site and the north/south bus route. BH have agreed with LBS that they will progress with an application that does not preclude the bus stand.

### 4.0 Design / Townscape

4.1 JA – positive to see human centred analysis of the wider area.

JA – noted there is a mix of communities next to one another and this translates into the retail offer. Supportive of the joint LBS/BH brief.

JA – queried how the scheme stitches into the wider urban area and public vs. private open spaces. The separation between accessible and non-accessible spaces.

JL – very different typologies of buildings. There are some areas of Peckham which are defined by streets and buildings which have a clearly defined public and private zone.

JA- suggested smaller public spaces which is prevalent in the area.

JA – urban grain/tissue – which is different from the context. How will this be successful.

JA – the north/south route is a different typology than what is in the area. How are the buildings and building spaces organised.

JA – would like to see details on the future proofing the bus station.

JA – doesn't see how the scheme signifies a legible skyline – less about height but more about massing. Feels quite blocky. The surrounding context is low building heights. More work around massing and distribution of height.

JA – Rye Lane – demolish and rebuild the existing building – JS – this is being explored, potentially retaining façade or ground floor uses, however it is anticipated the Aylesham Centre will be demolished.

JA – queried dual aspect, referencing the Design Standards – the scheme should seek to embrace these.

TW – requested the VuCity model. A Zone of theoretical visibility map should be prepared. The GLA will request a separate Heritage Impact Assessment in line with Historic England Guidance. The AVR with landscape institute industry standard.

TW – very complex/challenging site, TW welcomed the engagement taken place to date.

TW – a section on the date and architect of the Aylesham Shopping Centre should be included in the HIA.

TW – suggested the impacts will likely result from the proposed heights

TW – there will be impacts on the setting to the CA. Concerns with the views east from BK. Good to move further south. Peckham Square view. JS – the design team is looking to move the taller building further back. It's a dynamic view. The view from Peckham Square will be responded to in due course.

### 5.0 Bus Station and Bus Route

5.1 AH – reiterated previous comments – the interface with the bus station and putting the bus station within the site has mutual benefits. Need to assess with how the bus station is as is.

- Servicing through the bus station
- On street servicing on the site
- Car parking implications

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**Meeting Items**

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| 5.2        | CY – noted BH has met with TfL and is reviewing the bus station. If they do remain separate, the scheme will be aware of the agent of change, safe pedestrian access, level changes.                                                    |
|            | MC – the north/south route – what is the mechanism to save guard this. AH – TfL's position is that the N/S route would be a benefit for bus passengers and the town centre. MC noted the strategic issue with bus coverage in the area. |
| <b>6.0</b> | <b>AOB</b>                                                                                                                                                                                                                              |
| 6.1        | MC – summarised the two key strategic issues that need to be discussed: <ul style="list-style-type: none"><li>- Affordable housing / viability</li><li>- Relationship between the proposed development and the TfL station.</li></ul>   |
| 6.2        | ZM – confirmed written response will be provided within the next 4 weeks.                                                                                                                                                               |

**16 November 2023**

## Next Meeting

|                       |                      |                   |     |
|-----------------------|----------------------|-------------------|-----|
| Date of Next Meeting: | TBD                  | Place of Meeting: | TBD |
| Purpose of Meeting:   | Project Introduction |                   |     |

## Meeting Items

### 1.0 Presentation

- 1.1 NA – Provided background and context of the scheme.
- 1.2 CH/TK – Presented slide deck of pre-app submission.
- 1.3 LE – Townscape analysis and summary of considerations. Feel that the composition of two or three taller elements work very well in defining key spaces in the masterplan, legibility of marking the town centre and knitting into the existing urban fabric of Peckham while respecting and enhancing local views of important buildings.

### 2.0 LBS Summary of Feedback to Date

- 2.1 TW summarised LBS feedback as follows;
  - Headline concerns that 1,045 homes is significantly higher than the indicative 850 homes set out in the site allocation.
  - Question how well proposals would integrate with Peckham in terms and scale and height given its distinct character – looks like an ‘island’.
  - Note that the site allocation states up to 20 storeys and the current heights are in excess of this.
  - Question whether this this scale is appropriate and whether the proposed new open spaces justify these taller buildings.
  - Clarification requested on heights shown on plan, factoring in ground level. TK clarified that the ground floor comprised approximately 5 metres equivalent to 1 ½ - 2 storeys.
  - Currently early stage – have not seen much information on daylight/sunlight, dynamic townscape views, child play space, servicing, housing mix and affordable housing.

### 3.0 GLA Feedback

- 3.1 ZM summarised planning feedback;
  - Strongly support land use principles, reprovision of supermarket and retail floorspace in accordance with the site allocation.
  - Support the provision of additional housing, however, share some concerns that the number of homes is above the indicative capacity in the site allocation.
  - Peckham is a major town centre and appropriate for tall buildings in principle (Policy D9), although share some concerns about building heights in excess of 20 storeys noted in the site allocation, which would need to be justified.
  - Queried AH proposals. NA confirmed we are aware of the policy requirements but still too early to share any details.
  - Energy Officer not on the call but will provide feedback as part of the written response. Whole Life Carbon and reusing materials will be an important consideration.

## Meeting Items

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| 3.2        | <p>MP provided design feedback, as follows:</p> <ul style="list-style-type: none"><li>- Thorough and clear masterplan rationale presented. Recognise that its early stages and will focus comments upon masterplan principles.</li><li>- Bringing people into the site really important to make it a part of the town centre. Recognise the challenge of integrating new streets and spaces into the existing town centre.</li><li>- A major benefit of the scheme will be to make this a natural evolution of the street network and reflect the character of Peckham and its tight urban grain.</li><li>- Busy and dynamic town centre that that can support a tighter urban grain/additional height and will benefit from more public open spaces.</li><li>- The aspirations to provide public space against the clock tower and HBSC building to improve their setting is really positive.</li></ul> |
| 3.3        | <ul style="list-style-type: none"><li>- Central Peckham would strongly benefit from more green space.</li><li>- Main east-west route works in this location by connecting Rye Lane. Question whether there are enough connections through to the east of the site where the main public green space is located. Is there enough visibility?</li><li>- Questioned the relationship of the north-south linear park with the bus station and Hanover Park (which is not particularly active) – how would people use that route and find that space?</li><li>- Supermarket use always difficult to plan for and can create obstacles. Servicing access next to green space – does that impact how it's used?</li></ul>                                                                                                                                                                                       |
| 3.4        | <ul style="list-style-type: none"><li>- McKerrell Rd – is there an opportunity to soften the street and provide a bit more landscaping? Think this would be beneficial but need to see the detail.</li><li>- Could be an opportunity for an additional north-south route. Note: McKerrell Road is not a through-route.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 3.5        | <ul style="list-style-type: none"><li>- Overall height and massing –considers the scheme would benefit from a bit more stepping up and down of building heights. Two tall buildings very similar in height and form and would benefit from some variation to distinguish between them. Could accommodation be moved elsewhere / more variation of height be included.</li><li>- Would need to give consideration to the wind-microclimate within the proposed open spaces and test for any downdraft wind effects.</li><li>- Massing on the northern boundary in close proximity to the backs of buildings Peckham High Street. Feels like massing would benefit from being finessed and set back.</li><li>- Recognises that this is not an easy site and has a number of constraints, but positive that the massing is setting back in views of the buildings of local heritage interest.</li></ul>     |
| 3.6        | <p>MC queried if the scheme was going to be subject to independent design scrutiny and it was confirmed that the intention was to take the scheme to Southwark's Design Review Panel at the earliest opportunity.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>4.0</b> | <b>TfL Feedback</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

## Meeting Items

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| 4.1 | <p>TG provided TfL's feedback, as follows:</p> <ul style="list-style-type: none"> <li>- Welcomed a series of TfL Spatial Planning Pre-Apps.</li> <li>- Important that the supermarket car parking is justified as policy is for car-free in a town centre.</li> <li>- Consider a key mitigation for car parking could be a north-south route bus route and this is supported by Policy T3.</li> <li>- Consider that a bus route would be part of the public realm and can provide a high quality environment.</li> <li>- Consider that a linear park with active town centre frontages facing onto it could feel more like a high street which might not fit.</li> <li>- In relation to the bus stand, if it were to remain as existing, residential occupiers would have a poor outlook over the bus station. Agent of Change principles need to be considered, including noise from buses reversing which could result in non-openable windows (but will have electric vehicles in the future).</li> <li>- A benefit of any future development of the bus stand land would be to repair the frontage on Peckham High Street.</li> </ul> |
| 4.2 | <p>TG stated that internal conversations are ongoing at TfL about potentially relocating the bus stands which the station is predominately used for. At present, the constraints of re-providing the reconfigured bus stands in that space means that development is not viable to come forward on its own. Also missing out on potential for improved bus to rail interchange.</p> <p>Conversations are at a very early stage but it would remove one of the constraints of TfL redeveloping the site and it would be helpful for the teams to continue discussing their respective sites.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 4.3 | <p>CW stated that it was LBS position that the two sites in different ownership are not required to come forward together but that both proposals should not prejudice redevelopment on either neighbour's site.</p> <p>Want to keep our town centres alive and well so this scheme doesn't need to wait for a TfL scheme to come forward, especially when noting that these are very early internal TfL discussions.</p> <p>The current masterplan should give confidence to TfL about what form of development may come forward.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 4.4 | <p>BW – acknowledge car free policy but there is a commercial reality to consider. If we do not provide parking required by Morrisons, the scheme will not come forward.</p> <p>NA highlighted that there would still be a significant reduction from the existing car parking, 364 spaces down to 140 spaces which would be a notable improvement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 4.5 | <p>BW – positive that there is potential for bus stands to move to another location. Opportunity to provide enhanced bus interchange and bus stops on Peckham High Street if the signalised junction is removed.</p> <p>Also highlighted that the bus to rail interchange would not materially improve if the bus stops were relocated to on a new north-south bus route.</p> <p>TG – N/S bus route would improve understanding of bus routing in Peckham. Bus-bus interchange is poor and new bus route would give the opportunity to improve that.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 4.6 | <p>GS highlighted that we had previously requested data from TfL in terms of the potential bus routes that would run through the site and their frequency to understand the impact on the public realm.</p> <p>New green space has always been envisaged as a key component of any redevelopment scheme going back to the origins of the site allocation and a new bus route may conflict with that.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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**Meeting Items****5.0 Next Steps**

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| 5.1 | ZM confirmed that written feedback would be provided in a few weeks' time. |
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