

# STRATEGIC PLANNING COMMITTEE

# SUPPLEMENTARY

# AGENDA

Date of Meeting: **TUESDAY, 17 NOVEMBER 2020 TIME 7.30 PM**

PLACE: **REMOTE - VIA MICROSOFT TEAMS - THE PUBLIC ARE WELCOME TO OBSERVE VIA THE COUNCIL'S WEBSITE AT WWW.LEWISHAM.GOV.UK**

Members of the Committee are summoned to attend this meeting:

**Kim Wright**  
Chief Executive  
Lewisham Town Hall  
London SE6 4RU  
Date: 17 November 2020

For further information please contact:  
**Jasmine Kassim, Senior Committee Manager**

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	<b>Order Of Business</b>		
<b>Item No</b>	<b>Title of Report</b>	<b>Ward</b>	<b>Page No.</b>
3.	<p>Creekside Village East, Copperas Street SE8:</p> <ul style="list-style-type: none"><li>• ADDENDUM REPORT:</li></ul> <p>Following the publication of the main agenda, a further representation has been received from Essential Living, who are the developer and landowner of the adjacent development known as Union Wharf. This is accompanied by a letter from Avison Young, who are daylight and sunlight consultants appointed by Essential Living.</p>		1 - 2

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Committee	STRATEGIC PLANNING COMMITTEE	
Report Title	CREEKSIDE VILLAGE EAST, COPPERAS STREET, LONDON, SE8 ADDENDUM REPORT	
Ward	NEW CROSS	
Contributors	GARETH CLEGG	
Class	PART 1	17 NOVEMBER 2020

<u>Reg. Nos.</u>	DC/18/108548
<u>Application dated</u>	15 August 2018
<u>Applicant</u>	SC5 Planning on behalf of Kitewood (Creekside) Limited and Galliard Homes
<u>Proposal</u>	The demolition of existing buildings/ structures on land bound by Copperas Street and Deptford Creek SE8, and the construction of two blocks of 26 and 30 storeys comprising 393 residential units, 757m <sup>2</sup> of commercial floor space (Use Class A1/A2/A3/A4/B1) and a 5 storey building incorporating cultural/ performance venue, dance studios and education space for Trinity Laban, underground car and cycle parking, open space, associated landscaping and Creekside walk.
<u>Background Papers</u>	(1) Case File DE/124/1/TP (2) Local Development Framework Documents (3) The London Plan

## 1 ADDENDUM REPORT

### Additional representation

- 1 Following the publication of the Committee Papers, a further representation has been received from Essential Living, who are the developer and landowner of the adjacent development known as Union Wharf. This is accompanied by a letter from Avison Young, who are daylight and sunlight consultants appointed by Essential Living.
- 2 As set out within the main report, an objection was received from Essential Living in September 2020, which was informed by an assessment undertaken by Avison Young. BLDA, the applicant's daylight and sunlight consultants, prepared a comprehensive response (dated 23 October 2020) to the points raised in the initial objection by Essential Living and the assessment by Avison Young which informed this.
- 3 This further representation from Essential Living dated 13 November 2020 seeks to respond to the points raised in BLDA's response of 23 October 2020. It confirms that Essential Living maintain their objection to the application on the basis that it will cause a significant loss of amenity for users / residents / occupiers of the Union Wharf development, with both internal and external amenity being affected with an almost total loss of sunlight to the pocket park (used by the nursery) as well as loss of daylight and sunlight to both of the residential blocks.

- 4 Officers have reviewed the points raised within this further representation and consider that this matter is addressed within the Daylight, Sunlight and Overshadowing section of the main report. The additional information presented is not considered to change the officer conclusion in this regard, that the public benefits of the proposed development would outweigh the identified harm in relation to daylight, sunlight and overshadowing impacts on surrounding developments.

**Heads of Terms – update**

- 5 As identified within paragraph 1013 of the main report, at the time of publication of the report there was one outstanding matter to be agreed between the applicant and officers in relation to the S106 Heads of Terms. In terms of the final bullet point under paragraph 1013, the applicant has raised no objection to the inclusion of provisions within the Early Stage and Late Stage Viability Review mechanisms that should there be any underspend against the cost identified within the submitted Financial Viability Assessment to build the Trinity Laban facility to shell and core, any underspend shall be made available to the Council to be directed toward affordable housing provision (or the local labour contribution, or carbon-offset contribution as deemed appropriate).