



Strategic Planning Committee

Report title: Addendum Report: Apollo Business Centre, SE8.

Date: 12 October 2023

Key decision: No.

Class: Part 1

Ward(s) affected: Evelyn

Contributors: Dean Gibson

Outline and recommendations

This report sets out Officer's recommendation for the above planning application. The report has been brought before Strategic Planning Committee for a decision as there are 17 valid planning objections and the application pertains to a site of strategic importance.

The application is recommended for approval subject to planning conditions, completion of a s106 agreement, and Stage 2 approval by the GLA.

Application details

Application reference number:	DC/23/130258
Application Date:	2 February 2023
Applicant:	Fosfel Apollo Limited
Proposal:	Mixed-use redevelopment of the site for a new building comprising part 10, part 26 storeys, including purpose built student accommodation and associated amenity space (Sui Generis), affordable residential (use class C3), light industrial use at ground and first floor levels (Use Class E(g)), and retail / community use (Use Class E(a) / F1 / F2) at ground floor level, together with associated landscaping, ancillary plant, servicing and associated enabling work at Apollo Business Centre, 158 Trundley's Road SE8.
Background Papers:	(1) Case File DC/23/130258 (2) National Planning Policy Framework (3) The London Plan (4) Local Development Framework Documents
Designation:	Strategic Industrial Location - Surrey Canal Area/Old Kent Road. Archaeological Priority Area. Creative Enterprise Zone. Air Quality Management Area. Flood Zone 3. Within 30m of electricity cable.
Screening:	Issued 14 December 2022 – EIA Not Required.

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APOLLO BUSINESS CENTRE ADDENDUM REPORT

1.0 **INTRODUCTION**

1.1 This report has been prepared to provide minor updates to the Main Report with regard to application publicity (additional representations).

2.0 **APPLICATION PUBLICITY**

2.1 Paragraph 46 is updated to read:

2.2 In total 21 number responses were received, comprising 17 objections, 2 support and 2 comments. Subsequent to the publication of the SPC agenda 1 further objection (from a previous objector) was received and largely expanded on issues already raised. 1 further comment was also received.

Further Objection:

2.3 The additional issues raised by the objector can be summarised as:

- Insufficient provision of amenity space / over dependence on the existing parks.
- Issues with PBSA: It benefits overseas students over social mobility of home students ; No affiliation to current university; generates high profits for developers and the profits will leave the area, the borough and the country ; no Council tax is generated; will remain empty if not let and will be converted to co-living accommodation; additional infrastructure costs will arise; money will go to Central London rather than locally.
- Works on development opposite (164-196 Trundley's Rd) have ceased therefore smaller scale should be considered to meet local need.

Discussion

2.4 Details of amenity space for the proposed C3 accommodation and PBSA accommodation are discussed in paragraphs 307 – 316, and 319 of the Committee report.

2.5 Details of affiliation to specific universities is discussed in paragraphs 176 to 179 of the Committee report.

2.6 The issue raised regarding additional infrastructure costs is addressed by Section 7 and 10 of the Committee report which respectively detail the local finance considerations (i.e. Community Infrastructure Levy) and a legal agreement (i.e. planning obligations including financial contributions to mitigate the impacts of the development).

2.7 The PBSA issues raised regarding developer profit, Council tax, where students will spend money, and cessation of works on a nearby scheme are not material planning considerations.

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Further Comment:

- 2.8 A late representation was received from the NHS London Healthy Urban Development Unit (HUDU) on behalf of the South East London Integrated Care Board (SEL ICB) and it requests a financial contribution of £484,830 towards mitigating the impacts on health infrastructure is secured via a legal agreement.

Discussion

- 2.9 Officers are of the view that the contribution sought is not required to make the development acceptable in planning terms. Officers consider the development would make a substantial financial contribution to the Borough Community Infrastructure Level (CIL), which could potentially be directed towards additional public health (in addition to other areas such as education and community facilities) if this is considered to be a priority.
- 2.10 The Lewisham Local Plan: Infrastructure Delivery Framework Document will play an important role in assisting the Council to direct investment in line with the spatial strategy for the Borough, whilst ensuring there is appropriate provision of facilities, services and infrastructure to support sustainable development in Lewisham.

3.0 SUSTAINABLE DEVELOPMENT

- 3.1 Paragraph 588 is updated to read (changes in bold text):

- The development **generally** follows the energy hierarchy, heating hierarchy and cooling hierarchy. **It is anticipated that** the development would connect to the SELCHP heat network as soon as it is available, which results in significant carbon reductions. Additionally, the PV system is the largest that the roof can accommodate. The development will further achieve 'zero carbon' through an offset payment in line with the London Plan guidance. **However, upon further review the GLA's energy Officers raise issues with the carbon factor used and further issues with the response and approach to the District Heat Network. A key concern is that the applicant is progressing with a heating strategy that could impact / prevent the feasibility of future connection. The matters in question are however items that are progressing in discussion with the GLA prior to Stage 2 consideration.**

- 3.2 Paragraph 589 is updated to read (changes in bold text):

- The proposal would meet the carbon reduction targets **subject to further discussion with the GLA's energy Officers** and would contribute towards sustainable development, subject to a condition securing the Photovoltaic Panels as well as and an obligation securing the carbon offset payment and as such is acceptable in this regard.

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4.0 **RECOMMENDATIONS**

4.1 An additional recommendation is added, as below:

RECOMMENDATION (D)

4. If a satisfactory legal agreement has not been entered into by **12 June 2024**, it is recommended that authority be delegated to the Director of Planning so they may:

(a) refuse the application with appropriate reasons if the planning legal agreement (s106) is not completed or sufficiently progressed within eight months of the Planning Committee meeting (the 'Completion Target Date'); and

(b) authorise extensions to the 'Completion Target Date' where considered reasonable and proper to do so in the prevailing circumstances.

5.0 **CONDITIONS**

5.1 An Additional Condition (Numbered 48) is added, as follows as the Condition is requested by the Local Lead Flood Authority and was unintentionally omitted in the Committee report:

- Prior to the commencement of development above slab-level a basement impact assessment in regard to flooding/drainage shall be submitted to the local planning authority for its written approval. Once approved, any actionable measures arising from the assessment shall be implemented as specified and retained as such as appropriate for so long as the development is in existence.

Reason: In order to ensure that the development incorporates appropriate in accordance with paragraph 169 of the NPPF, Core Strategy Policy 10 (June 2011) and Policies SI 12 Flood risk management and SI 13 Sustainable drainage of the London Plan (March 2021).

6.0 **CONCLUSION**

6.1 The additional representations that have been reviewed are not considered to change the assessment undertaken or the conclusion and recommendation of the officer report to Committee.

7.0 **BACKGROUND PAPERS**

- (1) Case File DC/23/130258
- (2) National Planning Policy Framework
- (3) The London Plan
- (4) Local Development Framework Documents

8.0 **REPORT AUTHOR AND CONTACT**

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