

15<sup>th</sup> December 2023

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Via the Planning Portal only

Our ref: HP018  
Your ref: 17/AP/4088

Dear Sir/Madam,

**APPLICATION FOR THE SUBMISSION OF DETAILS RESERVED BY PLANNING CONDITION 46 (BREEAM) IN RESPECT OF PLANNING PERMISSION REF: 17/AP/4088. THE SUBMISSION RELATION TO THE PARTIAL DISCHARGE OF CONDITION IN RESPECT OF PLOT BC-01, BUILDING BC-6 (COMPASS SCHOOL) ONLY**

We hereby submit on behalf of our client ISG Plc on behalf of the Department for Education (DfE) ("the Applicant"), an application for the submission of details reserved by condition in respect of planning permission 17/AP/4088.

The details submitted only relate to Plot BC-01 and Building BC-6 of the wider planning permission that will accommodate the proposed Compass School and therefore the information is submitted part pursuant to each relevant condition.

**PLANNING STATEMENT**

**BACKGROUND**

A part full and part outline (all matters reserved) planning permission was granted on the 4th June 2020 under the above reference planning application for the following:

*"Full planning permission for demolition, alterations and extension of existing buildings and erection of new buildings comprising a mixed-use scheme providing up to 1,418 residential units, up to 3,436 sq.m. (GEA) of flexible Class A1/A3/A4 floorspace, up to 14,666 sq.m. (GEA) of flexible Class B1 floorspace, up to 869 sq.m. (GEA) of flexible Class D1/D2 floorspace and up to 3,311 sq.m. (GEA) of flexible multi-use Class A1/A3/A4/D1 floorspace within retained Block BF-F, a new secondary school, in buildings ranging from 5 to 35 storeys in height as well as the creation of a single storey basement. The development also includes communal amenity space, landscaping, children's playspace, car and cycle parking, installation of plant, new pedestrian, vehicular and servicing routes, the creation of two new pedestrian routes through the Railway Arches and associated works; and,*

*Outline planning permission (with all matters reserved) for the part demolition and part retention of existing buildings and erection of two new buildings comprising a mixed-use scheme, providing up to 130 residential units and up to 780 sq.m. (GEA) of flexible multi-use floorspace (Class A1/A3/A4/D1/Sui Generis), and other associated works."*

Page 1 of 3

It should be noted that the Extant Planning Permission comprises a phased development that will be built out over a number of years. The majority of the conditions in relation to the school site and submissions in relation to Condition 46 are the only outstanding matters.

### THE PROPOSAL

This application includes submissions to partially discharge Condition 46 – BREEAM – Non-residential Uses in relation to Plot BC-01 and Building BC-6 only. In this case the submission is related to the first part of the condition only a further submission will be required to fully discharge the condition as soon as the Post Construction Review BREEAM Certificate is issued.

Condition 46 reads as follows:

#### Condition 46 - BREEAM (non-residential uses)

*Prior to the commencement of the fit out of the non-residential units of the relevant Phase or Building of the development, a design Stage Assessment (under BREEAM) shall be carried out and a copy of the summary score sheet and interim BREEAM Certificate submitted to and approved in writing by, the Local Planning Authority. The assessment shall include measures to be undertaken to seek to achieve a rating of BREEAM Excellent for the office use and BREEAM Very Good for the retail, leisure and School uses.*

*Within 3 months of first occupation of the relevant non-residential units, a copy of the summary score sheet and Post-Construction Review Certificate (under BREEAM) shall be submitted to, the Local Planning Authority for approval in writing, verifying that the agreed standards have been met.*

*Reason - In the interests of addressing climate change and to secure sustainable development and to comply with London Plan Policy 5.3 Strategic Policy 13 of the Southwark Core Strategy and saved Policies 3.3 and 3.4 of the Southwark Plan.*

This submission concerns the highlighted part of the condition above and includes the following information:

- BREEAM Credit Tracker (Design Stage) 14<sup>th</sup> December 2023 prepared by Stroma Built Environment
- Delivery Report (Design Stage) 14<sup>th</sup> December 2023 prepared by Stroma Built Environment
- Letter from stroma Built Environment confirming that the Design Stage BREEAM evidence was submitted on the 6<sup>th</sup> June 2023 and that a BREEAM Score of 58.92% has been achieved equating to a comfortable BREEAM 'Very Good' rating.

Although it has not been possible to secure the Interim Design Stage BREEAM Certificate from the BRE at this stage the submitted evidence confirms that the project is on track to secure BREEAM Very Good in accordance with the requirements of the condition. The submitted information is therefore sufficient to discharge the first part of condition 46 and the second part of the condition will be discharge early in the New Year once the certificate has been received.

### SUBMISSION

In addition to the plans noted in Table 1.1 above the following documents have been submitted electronically via the Planning Portal (Ref: PP-12680859).

- Application form

- Covering Letter (this letter)

In accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, as amended, an application fee of £209 has been calculated. Payment of the application fee has been made to the Planning Portal and will be paid direct to the Council by the Planning Portal.

We trust that you will find this application to be in order. Should you require any additional information or clarification please do not hesitate to contact the writer.

Yours sincerely,



**Chris Maltby MRTPI**

**Director**

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