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12th January 2024

Submitted via Planning Portal Reference: PP-12169616

Dear Jillian,

Approval of details pursuant to Condition 4 (Gym Equipment) of planning permission reference 16/01287/OUTM01

Land at Binsey Walk Adjacent to Harrow Manorway, London

On behalf of our client, Peabody Trust, please see enclosed an application for the approval of details reserved by Condition 4 of planning permission reference 16/01287/OUTM01 dated 14th March 2023. This application seeks the full approval of the above condition and relates to the site known as “South Thamesmead Phase 2” or “Binsey Walk”. The approved description of development for which this application relates is as follows:

“Details of all reserved matters being landscaping, access, appearance, layout and scale in respect of the proposed development to comprise 329 residential units, informal and formal open space, internal road network; landscaping, car and cycle parking and waste storage pursuant to conditions 1(Details of reserved matters), 7(crossing facilities), 11 (Visibility), 15a-c(land contamination, site investigation and remediation strategy), 18 (Flood Risk Assessment), (22 Surface Water Management), 43 (Carbon emissions), 45(Waste Management Plan), 46(External Lighting Strategy) and 50(Energy strategy assessing feasibility of a site wide network) pursuant to outline planning permission 16/01287/OUTM. The parent permission being an outline application for demolition of existing buildings and hard standing, residential development of up to 329 units and up to 1,050 sq metres of commercial floorspace (with flexible uses across classes A1 - A4 (retail, financial and professional services, café and restaurants) and B1a (office) and D1 (community uses) and D2 (Boat Club), with all matters reserved, and associated works including, informal and formal open space, internal road network; landscaping; car and cycle parking; waste storage”.

This submission should be read alongside the stand alone full planning permission which has been submitted for the relocated gym equipment via Planning Portal reference:

Condition 4

The full wording of condition 4 is as follows:

“The outdoor gym equipment in the north-west corner of the application site shall not be removed until such a time as a scheme for its relocation (including a timescale) has been submitted to and approved in writing by the Local Planning Authority. The relocated equipment shall provide a publicly accessible outdoor gym facility on land within the applicant's ownership in the vicinity of the site. The outdoor gym equipment shall be relocated in accordance with the scheme and approved timescale”.

Application Submission:

In support of this application, we're pleased to enclose the following documents:



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- Planning Application Form (prepared by CBRE);
- Planning Application Fee of £180.00 (paid direct to LB Bexley via the Planning Portal);
- Planning Cover Letter (prepared by CBRE Ltd).

The Gym Equipment for which this submission relates is located within the Phase 2 development boundary next to “The Link” off Bazalgette Way. The proposal is to relocate the equipment to the Peabody owned area shown on the plan below.

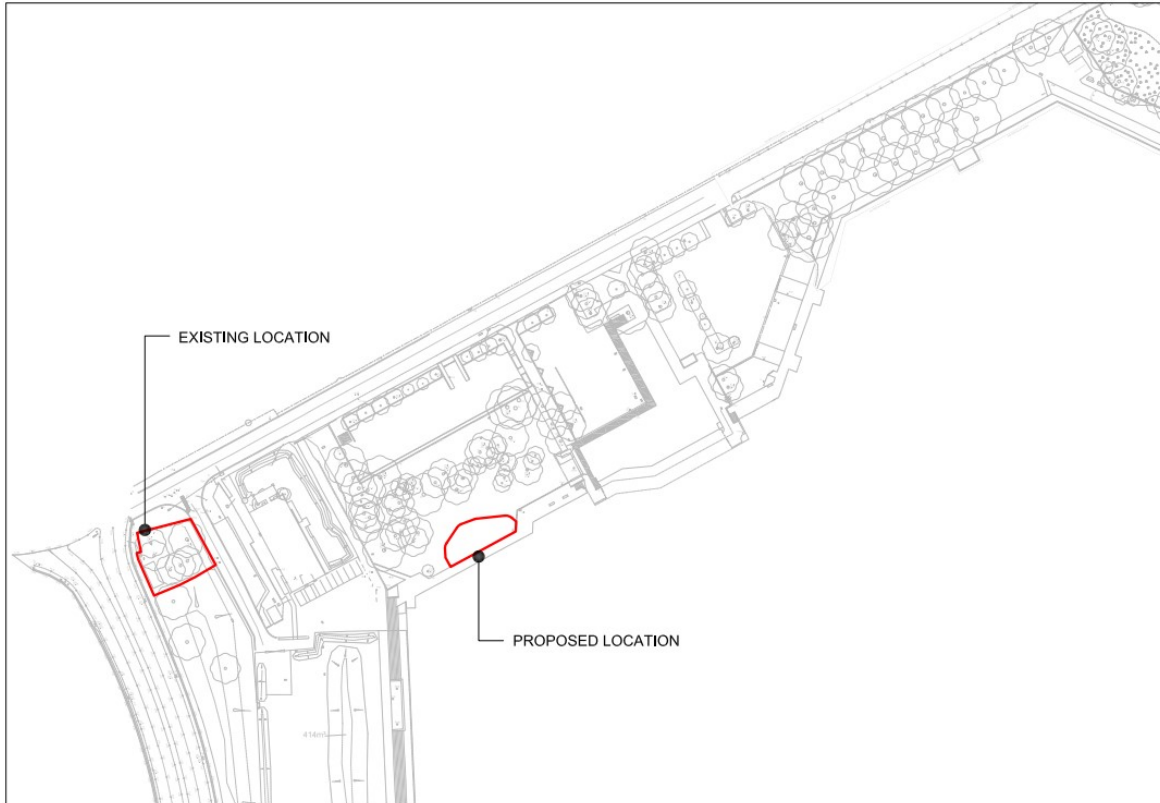


Figure 1.0: Existing and Proposed Gym Location (Peabody, 2023)

The relocation of the gym equipment is required to facilitate the redevelopment of the site for 329 residential units pursuant to reserved matters reference 16/01287/OUTM01. The relocation has been discussed internally within Peabody and seeks to ensure that the relocated equipment is within an area that builds on the existing recreational facilities such as Southmere Boating Centre. In accordance with the condition wording, the proposed location is within Peabody’s ownership, is publicly accessible, and on land within the vicinity of the South Thamesmead Phase 2 site

Peabody have already started the process of notifying residents to inform them of the proposed relocation. Following this, Peabody will secure the proposed area and safely relocate the equipment. The intention is to ensure the equipment remains out of use for as little time as possible and the proposed timescales are outlined below.

Activity	Target Date
Notification of residents	May 2023
Secure and remove equipment	End of May 2023
Detailed Design/Layout Period	June-December 2023

Planning Application submission	January 2024
Tender & Mobilisation	January – February 2024
Relocation works	March 2024

Table 1.0: Proposed re-location timescales.

It is prudent to note that Peabody have a dedicated Landscape Team and are committed to engagement with residents on the estate to establish any existing concerns regarding its relocation. The equipment will be removed safely and reinstated on a “like for like” basis as required by the condition wording.

Summary

We trust the enclosed information is satisfactory and look forward to confirmation that the application has been validated. In the meantime, should you have any queries, please do not hesitate to contact me or my colleague, Adam Kindred (adam.kindred@cbre.com).

Yours faithfully,

Ben Posford MRTP I Senior Planner
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