

[REDACTED]

From: [REDACTED]
Sent: 04 February 2021 09:35
To: [REDACTED]
Subject: Woodlands Inception Meeting

Hi [REDACTED]

[REDACTED] and [REDACTED] availability is pretty tight over the next two weeks but I've found a slot at 3-4:30pm on the 15th. Will that work for your side?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

[Redacted]

From: [Redacted]
Sent: 04 February 2021 13:35
To: [Redacted]
Cc: [Redacted]
Subject: Re: Woodlands Inception Meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [Redacted]

Thanks for getting back to me on this.

That date and time will be fine. Will you be able to send out a meeting planner? If so, please include Donald as well.

Whilst writing, is there a number that you could share for me to speak with Rob O'Sullivan please?

Kind regards,

[Redacted]

[Redacted]
Land & Planning Director

M [Redacted]



[lifestory.group](https://www.lifestory.group)

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On Thu, 4 Feb 2021 at 09:34 [Redacted] wrote:

Hi [Redacted]

[Redacted] an [Redacted] availability is pretty tight over the next two weeks but I've found a slot at 3-4:30pm on the 15th. Will that work for your side?

[Redacted]

██████████

Principal Planner - Strategic Applications

Planning, Transport and Development

Sustainable Growth and Opportunity Directorate

London Borough of Lambeth

Tel: ██████████

Email: ██████████

Web: <http://www.lambeth.gov.uk>

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[REDACTED]

From: [REDACTED]
Sent: 04 February 2021 13:41
To: [REDACTED]
Subject: RE: Woodlands Inception Meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] an [REDACTED]

15th woks for me.

[REDACTED]

Director

I [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 ONE

From: [REDACTED]
Sent: 04 February 2021 13:35
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Woodlands Inception Meeting

H [REDACTED]

Thanks for getting back to me on this.

That date and time will be fine. Will you be able to send out a meeting planner? If so, please include Donald as well.

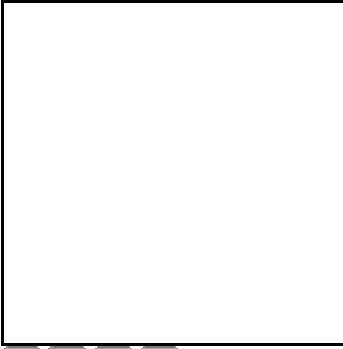
Whilst writing, is there a number that you could share for me to speak with Rob O'Sullivan please?

Kind regards,

[REDACTED]

[REDACTED]
Land & Planning Director

M [REDACTED]



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On Thu, 4 Feb 2021 at 09:34 [REDACTED] wrote:

Hi [REDACTED]

[REDACTED] and [REDACTED]' availability is pretty tight over the next two weeks but I've found a slot at 3-4:30pm on the 15th. Will that work for your side?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications

Planning, Transport and Development

Sustainable Growth and Opportunity Directorate

London Borough of Lambeth

Tel: [REDACTED]

Email [REDACTED]

Web: <http://www.lambeth.gov.uk>

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██████████

From: ██████████
Sent: 04 February 2021 14:16
To: ██████████
Cc: ██████████
Subject: RE: Woodlands Inception Meeting

Hi ██████████

Thanks, I've sent round an invitation.

Rob's details below:

Robert O'Sullivan
Assistant Director, Development Management and Enforcement
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Mob: ██████████
Tel: ██████████
E-mail: ██████████
Web: www.lambeth.gov.uk

██████████

██████████

Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: ██████████
Email: ██████████
Web: <http://www.lambeth.gov.uk>

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From: ██████████
Sent: 04 February 2021 13:35
To: ██████████
Cc: ██████████
Subject: Re: Woodlands Inception Meeting

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Hi ██████████

Thanks for getting back to me on this.

That date and time will be fine. Will you be able to send out a meeting planner? If so, please include ██████████ as well.

Whilst writing, is there a number that you could share for me to speak with Rob O'Sullivan please?

Kind regards,

■

■
Land & Planning Director

M ■

Lifestory



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On Thu, 4 Feb 2021 at 09:34, ■ wrote:

Hi ■

Rob an ■ availability is pretty tight over the next two weeks but I've found a slot at 3-4:30pm on the 15th. Will that work for your side?

■

■
Principal Planner - Strategic Applications

Planning, Transport and Development

Sustainable Growth and Opportunity Directorate

London Borough of Lambeth

Tel: ■

Email ■

Web: <http://www.lambeth.gov.uk>

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[REDACTED]

From: [REDACTED]
Sent: 04 February 2021 15:59
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Woodlands Inception Meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks very much, [REDACTED]

[REDACTED]

[REDACTED]
Land & Planning Director

M [REDACTED]



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On Thu, 4 Feb 2021 at 14:16 [REDACTED] wrote:

Hi [REDACTED]

Thanks, I've sent round an invitation.

Rob's details below:

Robert O'Sullivan
Assistant Director, Development Management and Enforcement
Sustainable Growth and Opportunity Directorate

London Borough of Lambeth

Mob: [REDACTED]

Tel [REDACTED]

E-mail [REDACTED]

Web: www.lambeth.gov.uk

[REDACTED]

[REDACTED]

Principal Planner - Strategic Applications

Planning, Transport and Development

Sustainable Growth and Opportunity Directorate

London Borough of Lambeth

Tel: [REDACTED]

Email [REDACTED]

Web: <http://www.lambeth.gov.uk>

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From: [REDACTED] >

Sent: 04 February 2021 13:35

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Cc: [REDACTED]

Subject: Re: Woodlands Inception Meeting

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Whilst writing, is there a number that you could share for me to speak with Rob O'Sullivan please?

Kind regards,

[REDACTED]

[REDACTED]
Land & Planning Director

M [REDACTED]



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On Thu, 4 Feb 2021 at 09:34, [REDACTED] wrote:

Hi [REDACTED],

Rob and [REDACTED] availability is pretty tight over the next two weeks but I've found a slot at 3-4:30pm on the 15th. Will that work for your side?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications

Planning, Transport and Development

Sustainable Growth and Opportunity Directorate

London Borough of Lambeth

Tel: [REDACTED]

[REDACTED]

Web: <http://www.lambeth.gov.uk>

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[REDACTED]

From: [REDACTED]
Sent: 15 February 2021 09:39
To: [REDACTED]
Subject: meeting this afternoon
Attachments: 210212 Architect Design Brief.docx; 210212_AKS Proposed Milestones.docx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] and [REDACTED]

In advance of this afternoon, I have attached a draft milestones document and a draft architects design brief. As you know we are keen to progress this, and hopefully these can act as a focus for discussion this afternoon.

Thanks in advance and see you later.

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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[REDACTED]

From: [REDACTED]
Sent: 19 February 2021 09:19
To: [REDACTED]
Cc: [REDACTED]
Subject: Woodland design brief
Attachments: 210212 Architect Design Brief JH+RG edits.docx

Hi Donald/Sam,

[REDACTED] has been on leave for part of this week and wasn't able to review the brief before but he will have an opportunity to do so early next week. [REDACTED] and I have made some edits so I'll share this version in the meantime, which is subject to changes [REDACTED] may wish to make.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[REDACTED]

From: [REDACTED]
Sent: 19 February 2021 09:19
To: [REDACTED]
Subject: Automatic reply Re: Woodland design brief

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I am now out of the office until Monday 22 February. I will be reviewing emails intermittently. If your inquiry is urgent, please contact [REDACTED] on [REDACTED] Kind Regards, [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 24 February 2021 08:52
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Woodland design brief

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

hope you are well. Do we have any of [REDACTED] s comments? We would like to get this agreed as soon as possible.

Thanks

Donald Considine
Director

t [REDACTED]
m [REDACTED]
www.tpbenett.com

tp benett One America Street, London SE1 ONE

From: [REDACTED]
Sent: 19 February 2021 09:19
To: Donald Considine [REDACTED]
Cc: [REDACTED]
Subject: Woodland design brief

Hi [REDACTED]

[REDACTED] has been on leave for part of this week and wasn't able to review the brief before but he will have an opportunity to do so early next week. [REDACTED] and I have made some edits so I'll share this version in the meantime, which is subject to changes [REDACTED] may wish to make.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]

Email [REDACTED]

Web: <http://www.lambeth.gov.uk>

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[REDACTED]

From: [REDACTED]
Sent: 24 February 2021 13:32
To: Donald Considine
Cc: [REDACTED]
Subject: RE: Woodland design brief

Hi Donald,

I'm continuing to chase [REDACTED] apologies for the delay.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED] >
Sent: 24 February 2021 08:52
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Woodland design brief

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

hope you are well. Do we have any of [REDACTED]'s comments? We would like to get this agreed as soon as possible.

Thanks

Donald Considine
Director

t [REDACTED]
m [REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED]

Sent: 19 February 2021 09:19

To: Donald Considine [REDACTED] ; [REDACTED]

Cc: [REDACTED]

Subject: Woodland design brief

Hi Donald/Sam,

[REDACTED] has been on leave for part of this week and wasn't able to review the brief before but he will have an opportunity to do so early next week [REDACTED] and I have made some edits so I'll share this version in the meantime, which is subject to changes [REDACTED] may wish to make.

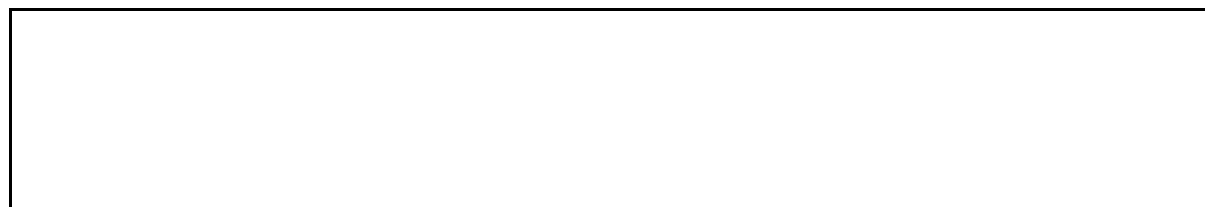
[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine <[REDACTED]>
Sent: 24 February 2021 13:35
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Woodland design brief

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks [REDACTED], if you could myself and [REDACTED] updated, as obviously we want to get this out. [REDACTED]
[REDACTED] If you could keep [REDACTED] copied into correspondence generally, then it will mean that it is being received by the client.

Donald Considine

Director

t [REDACTED]

m [REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 ONE

From: [REDACTED]
Sent: 24 February 2021 13:32
To: Donald Considine [REDACTED]
Cc: [REDACTED]
Subject: RE: Woodland design brief

Hi Donald,

I'm continuing to chase [REDACTED] apologies for the delay.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED] >
Sent: 24 February 2021 08:52
To: [REDACTED] >
Cc: [REDACTED]
Subject: RE: Woodland design brief

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Hi [REDACTED]

hope you are well. Do we have any of [REDACTED] comments? We would like to get this agreed as soon as possible.

Thanks

Donald Considine
Director

t [REDACTED]
m [REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 ONE

From: [REDACTED]
Sent: 19 February 2021 09:19
To: Donald Considine [REDACTED] ; Neil [REDACTED] >
Cc: [REDACTED]
Subject: Woodland design brief

Hi Donald/Sam,

[REDACTED] has been on leave for part of this week and wasn't able to review the brief before but he will have an opportunity to do so early next week. [REDACTED] and I have made some edits so I'll share this version in the meantime, which is subject to changes [REDACTED] may wish to make.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[REDACTED]

From: [REDACTED]
Sent: 25 February 2021 09:58
To: Donald Considine
Cc: [REDACTED]; [REDACTED]
Subject: RE: Woodland design brief
Attachments: 210212 Architect Design Brief JH+RG+DBedits.docx

Hi Donald,

Sorry for the delay. Attached is the version reviewed by [REDACTED].

Hope it all goes well.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED] >
Sent: 24 February 2021 13:35
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Woodland design brief

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks [REDACTED] if you could myself and Neil updated, as obviously we want to get this out. [REDACTED]
[REDACTED] If you could keep Neil copied into correspondence generally, then it will mean that it is being received by the client.

Donald Considine

Director

t [REDACTED]
m [REDACTED]
www.tpbenett.com

tp benett One America Street, London SE1 ONE

From: [REDACTED]

Sent: 24 February 2021 13:32

To: Donald Considine [REDACTED]

Cc: [REDACTED]

Subject: RE: Woodland design brief

Hi Donald,

I'm continuing to chase [REDACTED] apologies for the delay.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]

Email: [REDACTED]

Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED]

Sent: 24 February 2021 08:52

To: [REDACTED] >

Cc: [REDACTED]

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Director

t [REDACTED]

m [REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 ONE

From: [REDACTED]

Sent: 19 February 2021 09:19

To: Donald Considine [REDACTED] ; Neil [REDACTED] >

Cc: [REDACTED]

Subject: Woodland design brief

Hi Donald/[REDACTED]

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[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]

Email: [REDACTED]

Web: <http://www.lambeth.gov.uk>

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[REDACTED]

From: Neil [REDACTED] up>
Sent: 25 February 2021 10:05
To: [REDACTED]
Subject: Re: Woodland design brief

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

We have a few relatively minor comments to your amendments which I have asked Donald to send back to you today. I would like to get this wrapped up so that we can get things moving on the scheme designs.

Do we need to discuss architects at all?

Kind regards,

Neil

Neil Sams
Land & Planning Director

M [REDACTED]



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On Thu, 25 Feb 2021 at 09:57, [REDACTED] wrote:

Hi Donald,

Sorry for the delay. Attached is the version reviewed by [REDACTED].

Hope it all goes well.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications

Planning, Transport and Development

Sustainable Growth and Opportunity Directorate

London Borough of Lambeth

Tel: [REDACTED]

Email: [REDACTED]

Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED] >
Sent: 24 February 2021 13:35
To: [REDACTED] >
Cc: [REDACTED]
Subject: RE: Woodland design brief

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Thanks [REDACTED] if you could myself and Neil updated, as obviously we want to get this out [REDACTED]
[REDACTED] If you could keep Neil copied into correspondence generally, then it will mean that it is being received by the client.

Donald Considine

Director

t [REDACTED]

m [REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED]
Sent: 24 February 2021 13:32
To: Donald Considine [REDACTED]
Cc: [REDACTED]
Subject: RE: Woodland design brief

Hi Donald,

I'm continuing to chase [REDACTED], apologies for the delay.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications

Planning, Transport and Development

Sustainable Growth and Opportunity Directorate

London Borough of Lambeth

Tel: [REDACTED]

Email: [REDACTED]

Web: <http://www.lambeth.gov.uk>

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Sent: 24 February 2021 08:52
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Woodland design brief

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Hi [REDACTED]

hope you are well. Do we have any of [REDACTED]'s comments? We would like to get this agreed as soon as possible.

Thanks

Donald Considine

Director

t [REDACTED]

m [REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED]

Sent: 19 February 2021 09:19

To: Donald Considine [REDACTED] ; Neil [REDACTED] >

Cc: [REDACTED]

Subject: Woodland design brief

Hi Donald/Sam,

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[REDACTED]

██████████
Principal Planner - Strategic Applications

Planning, Transport and Development

Sustainable Growth and Opportunity Directorate

London Borough of Lambeth

Tel: ██████████

██████████
Web: <http://www.lambeth.gov.uk>

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[REDACTED]

From: [REDACTED]
Sent: 25 February 2021 10:13
To: [REDACTED]
Subject: RE: Woodland design brief

Hi Neil,

[REDACTED] didn't have any further comment on architects. Have you settled on one?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Neil Sams [REDACTED] >
Sent: 25 February 2021 10:05
To: [REDACTED]
Subject: Re: Woodland design brief

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Hi [REDACTED]

We have a few relatively minor comments to your amendments which I have asked Donald to send back to you today. I would like to get this wrapped up so that we can get things moving on the scheme designs.

Do we need to discuss architects at all?

Kind regards,

[REDACTED]

[REDACTED]
Land & Planning Director

M [REDACTED]



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[REDACTED]

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Planning, Transport and Development

Sustainable Growth and Opportunity Directorate

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Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 0NE

From: [REDACTED]

Sent: 24 February 2021 13:32

To: Donald Considine [REDACTED]

Cc: [REDACTED]

Subject: RE: Woodland design brief

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I'm continuing to chase [REDACTED] apologies for the delay.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications

Planning, Transport and Development

Sustainable Growth and Opportunity Directorate

London Borough of Lambeth

Tel: [REDACTED]

Email [REDACTED]

Web: <http://www.lambeth.gov.uk>

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Thanks

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Director

t [REDACTED]
[REDACTED]

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From: [REDACTED]
Sent: 19 February 2021 09:19
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Cc: [REDACTED]
Subject: Woodland design brief

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[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications

Planning, Transport and Development

Sustainable Growth and Opportunity Directorate

London Borough of Lambeth

Tel: [REDACTED]

Email: [REDACTED]

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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 25 February 2021 10:17
To: [REDACTED]
Cc: [REDACTED] Neil [REDACTED]
Subject: RE: Woodland design brief
Attachments: 210212 Architect Design Brief JH+RG edits.docx

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Hi [REDACTED] thanks for this. I had done some comments on yours and [REDACTED] version which I have attached – I think [REDACTED] comment we don't need to comment on so I sent through the previous iteration.

I have tried to tie in with policy wording (where necessary) and allow flexibility through the design process without watering down. I am out from about ten minutes until about 12.00, but happy to discuss via phone this afternoon if it speeds up agreement.

Thanks

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbenett.com

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From: [REDACTED]
Sent: 25 February 2021 09:58
To: Donald Considine [REDACTED]
Cc: Neil [REDACTED] [REDACTED]
Subject: RE: Woodland design brief

Hi Donald,

Sorry for the delay. Attached is the version reviewed by [REDACTED]

Hope it all goes well.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]

Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED]
Sent: 24 February 2021 13:35
To: [REDACTED] >
Cc: [REDACTED]
Subject: RE: Woodland design brief

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Thanks [REDACTED] if you could myself and Neil updated, as obviously we want to get this out [REDACTED] [REDACTED] If you could keep Neil copied into correspondence generally, then it will mean that it is being received by the client.

Donald Considine
Director

t [REDACTED]
m [REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED]
Sent: 24 February 2021 13:32
To: Donald Considine [REDACTED]
Cc: [REDACTED]
Subject: RE: Woodland design brief

Hi Donald,

I'm continuing to chase [REDACTED] apologies for the delay.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED]
Sent: 24 February 2021 08:52
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Woodland design brief

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Hi [REDACTED]

hope you are well. Do we have any of [REDACTED] comments? We would like to get this agreed as soon as possible.

Thanks

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

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From: [REDACTED]
Sent: 19 February 2021 09:19
To: Donald Considine [REDACTED]; Neil [REDACTED]
Cc: [REDACTED]
Subject: Woodland design brief

Hi Donald/Sam,

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[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[REDACTED]

From: Neil [REDACTED]
Sent: 25 February 2021 10:21
To: [REDACTED]
Subject: Re: Woodland design brief

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Hi [REDACTED]

Thanks for this. We are just finalising this but it is looking like we are going to run with GRID. I will confirm as soon as I can.

Kind regards,

Neil

[REDACTED]
Land & Planning Director

M [REDACTED]



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On Thu, 25 Feb 2021 at 10:13, [REDACTED] wrote:

Hi Neil,

[REDACTED] didn't have any further comment on architects. Have you settled on one?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications

Planning, Transport and Development

Sustainable Growth and Opportunity Directorate

London Borough of Lambeth

Tel: [REDACTED]

Email: [REDACTED]

Web: <http://www.lambeth.gov.uk>

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From: Neil [REDACTED]

Sent: 25 February 2021 10:05

To: [REDACTED]

Subject: Re: Woodland design brief

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Hi [REDACTED]

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Do we need to discuss architects at all?

Kind regards,

Neil

[REDACTED]
Land & Planning Director

M [REDACTED]



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[REDACTED]

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To [REDACTED]

[REDACTED]

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Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED]

Sent: 24 February 2021 13:32

To: Donald Considine [REDACTED]

Cc: [REDACTED]

Subject: RE: Woodland design brief

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[REDACTED]

[REDACTED]

Principal Planner - Strategic Applications

Planning, Transport and Development

Sustainable Growth and Opportunity Directorate

London Borough of Lambeth

Tel: [REDACTED]

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Director

t [REDACTED]

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Sent: 19 February 2021 09:19

To: Donald Considine [REDACTED] ; Neil [REDACTED]

Cc: [REDACTED]

Subject: Woodland design brief

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[REDACTED]

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Tel: [REDACTED]

Email: [REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 25 February 2021 10:58
To: Donald Considine
Cc: [REDACTED]
Subject: RE: Woodland design brief
Attachments: 210212 Architect Design Brief JH 250221.docx

Hi Donald,

Thanks for the amendments. They make sense. The only change I made is about the open space requirement. I made it more closely reflect the draft local plan policy.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[REDACTED]
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[REDACTED]

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Subject: RE: Woodland design brief

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[REDACTED]

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[REDACTED] [REDACTED]

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Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 ONE

From [REDACTED]

Sent: 24 February 2021 13:32

To: Donald Considine [REDACTED]

Cc: [REDACTED]

Subject: RE: Woodland design brief

Hi Donald,

I'm continuing to chase [REDACTED] apologies for the delay.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
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London Borough of Lambeth

Tel [REDACTED]

[REDACTED]
Web: <http://www.lambeth.gov.uk>

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Sent: 24 February 2021 08:52

To: [REDACTED]

[REDACTED] [REDACTED]

Subject: RE: Woodland design brief

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Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp bennett One America Street, London SE1 ONE

From: [REDACTED]
Sent: 19 February 2021 09:19
To: Donald Considine [REDACTED]; Neil [REDACTED]
Cc: [REDACTED]
Subject: Woodland design brief

Hi Donald/Sam,

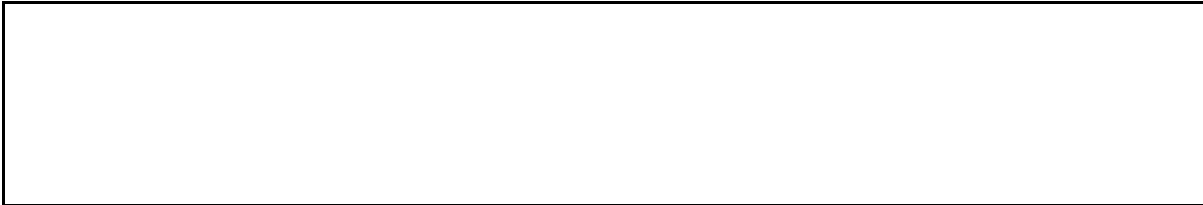
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[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
[REDACTED]
Web: <http://www.lambeth.gov.uk>

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Disclaimers apply - full details at www.lambeth.gov.uk/email-disclaimer

[REDACTED]

From: Donald Considine [REDACTED]
Sent: 25 February 2021 11:48
To: [REDACTED]
Cc: [REDACTED] Neil Sams
Subject: RE: Woodland design brief
Attachments: 210212 Architect Design Brief JH 250221.docx

Follow Up Flag: Follow up
Flag Status: Completed

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Hi [REDACTED] thanks for turning over so quickly

Understood, and a couple of points:

- As this is an architectural brief, I have taken out the reference to financial contributions in the open space section as it's not a design criteria. Draft policy understood, it just doesn't sit here.
- Policy EN1 refers to "new on-site open space provision *or* access to nature improvements" so I have changed 'and' to 'or'.

Thanks

Donald Considine
Director

t [REDACTED]
m [REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 ONE

From: [REDACTED]
Sent: 25 February 2021 10:58
To: Donald Considine [REDACTED]
Cc: [REDACTED] Neil [REDACTED]
Subject: RE: Woodland design brief

Hi Donald,

Thanks for the amendments. They make sense. The only change I made is about the open space requirement. I made it more closely reflect the draft local plan policy.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 25 February 2021 10:17
To: [REDACTED]
Cc: [REDACTED] Neil [REDACTED]
Subject: RE: Woodland design brief

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Hi [REDACTED] thanks for this. I had done some comments on yours and [REDACTED] version which I have attached – I think [REDACTED] comment we don't need to comment on so I sent through the previous iteration.

I have tried to tie in with policy wording (where necessary) and allow flexibility through the design process without watering down. I am out from about ten minutes until about 12.00, but happy to discuss via phone this afternoon if it speeds up agreement.

Thanks

Donald Considine
Director

t [REDACTED]
m [REDACTED]
www.tpbenett.com

tp benett One America Street, London SE1 ONE

From: [REDACTED]
Sent: 25 February 2021 09:58
To: Donald Considine [REDACTED]
Cc: Neil [REDACTED]
Subject: RE: Woodland design brief

Hi Donald,

Sorry for the delay. Attached is the version reviewed by [REDACTED].

Hope it all goes well.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED] >
Sent: 24 February 2021 13:35
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Woodland design brief

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks [REDACTED] if you could myself and Neil updated, as obviously we want to get this out. [REDACTED]
[REDACTED] If you could keep Neil copied into correspondence generally, then it will mean that it is being received by the client.

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED]
Sent: 24 February 2021 13:32
To: Donald Considine [REDACTED]
Cc: [REDACTED]
Subject: RE: Woodland design brief

Hi Donald,

I'm continuing to chase [REDACTED] apologies for the delay.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 24 February 2021 08:52
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Woodland design brief

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

hope you are well. Do we have any of [REDACTED] comments? We would like to get this agreed as soon as possible.

Thanks

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED]
Sent: 19 February 2021 09:19
To: Donald Considine [REDACTED] ; Neil [REDACTED]
Cc: [REDACTED]
Subject: Woodland design brief

Hi Donald/Sam,

[REDACTED] has been on leave for part of this week and wasn't able to review the brief before but he will have an opportunity to do so early next week. [REDACTED] and I have made some edits so I'll share this version in the meantime, which is subject to changes [REDACTED] may wish to make.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
[REDACTED]
Web: <http://www.lambeth.gov.uk>

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Disclaimers apply - full details at www.lambeth.gov.uk/email-disclaimer

[REDACTED]

From: [REDACTED]
Sent: 25 February 2021 12:18
To: Donald Considine
Cc: [REDACTED]
Subject: RE: Woodland design brief

Hi Donald,

Agreed, thanks.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 25 February 2021 11:48
To: [REDACTED]
Cc: [REDACTED] Neil [REDACTED]
Subject: RE: Woodland design brief

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] thanks for turning over so quickly

Understood, and a couple of points:

- As this is an architectural brief, I have taken out the reference to financial contributions in the open space section as it's not a design criteria. Draft policy understood, it just doesn't sit here.
- Policy EN1 refers to "new on-site open space provision *or* access to nature improvements" so I have changed 'and' to 'or'.

Thanks

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

From: [REDACTED]
Sent: 25 February 2021 10:58
To: Donald Considine [REDACTED]
Cc: [REDACTED] Neil [REDACTED]
Subject: RE: Woodland design brief

Hi Donald,

Thanks for the amendments. They make sense. The only change I made is about the open space requirement. I made it more closely reflect the draft local plan policy.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine <[REDACTED]>
Sent: 25 February 2021 10:17
To: [REDACTED]
Cc: [REDACTED] Neil [REDACTED]
Subject: RE: Woodland design brief

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] thanks for this. I had done some comments on yours and [REDACTED] version which I have attached – I think [REDACTED] comment we don't need to comment on so I sent through the previous iteration.

I have tried to tie in with policy wording (where necessary) and allow flexibility through the design process without watering down. I am out from about ten minutes until about 12.00, but happy to discuss via phone this afternoon if it speeds up agreement.

Thanks

Donald Considine
Director

t [REDACTED]
[REDACTED]

tp bennett One America Street, London SE1 ONE

From [REDACTED]

Sent: 25 February 2021 09:58

To: Donald Considine [REDACTED]

Cc: Neil [REDACTED]

Subject: RE: Woodland design brief

Hi Donald,

Sorry for the delay. Attached is the version reviewed by [REDACTED]

Hope it all goes well.

[REDACTED]

[REDACTED]

Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]

Email [REDACTED]

Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED]

Sent: 24 February 2021 13:35

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Woodland design brief

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Thanks [REDACTED], if you could myself and Neil updated, as obviously we want to get this out. [REDACTED]

[REDACTED] If you could keep Neil copied into correspondence generally, then it will mean that it is being received by the client.

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 ONE

From: [REDACTED]

Sent: 24 February 2021 13:32

To: Donald Considine [REDACTED]

Cc: [REDACTED]

Subject: RE: Woodland design brief

Hi Donald,

I'm continuing to chase [REDACTED] apologies for the delay.

[REDACTED]

[REDACTED]

Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]

Email: [REDACTED]

Web: <http://www.lambeth.gov.uk>

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From: Donald Considine <[REDACTED]>

Sent: 24 February 2021 08:52

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Woodland design brief

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Hi [REDACTED]

hope you are well. Do we have any of [REDACTED] comments? We would like to get this agreed as soon as possible.

Thanks

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 ONE

From [REDACTED]

Sent: 19 February 2021 09:19

To: Donald Considine [REDACTED] Neil [REDACTED] >

Cc: [REDACTED]

Subject: Woodland design brief

Hi Donald/Sam,

[REDACTED] has been on leave for part of this week and wasn't able to review the brief before but he will have an opportunity to do so early next week. [REDACTED] and I have made some edits so I'll share this version in the meantime, which is subject to changes [REDACTED] may wish to make.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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Disclaimers apply - full details at www.lambeth.gov.uk/email-disclaimer

[REDACTED]

From: Donald Considine [REDACTED]
Sent: 25 February 2021 12:21
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Woodland design brief

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Hi [REDACTED]

thanks for getting this agreed so quickly.

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

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From: [REDACTED]
Sent: 25 February 2021 12:18
To: Donald Considine [REDACTED]
Cc: [REDACTED] Neil [REDACTED] >
Subject: RE: Woodland design brief

Hi Donald,

Agreed, thanks.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
[REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 25 February 2021 11:48
To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Woodland design brief

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Hi [REDACTED] thanks for turning over so quickly

Understood, and a couple of points:

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Thanks

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED]

Sent: 25 February 2021 10:58

To: Donald Considine [REDACTED]

Cc: [REDACTED] >

Subject: RE: Woodland design brief

Hi Donald,

Thanks for the amendments. They make sense. The only change I made is about the open space requirement. I made it more closely reflect the draft local plan policy.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]

[REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine <[REDACTED]>

Sent: 25 February 2021 10:17

To: [REDACTED]
Cc: [REDACTED] >
Subject: RE: Woodland design brief

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Hi [REDACTED] thanks for this. I had done some comments on yours and [REDACTED] version which I have attached – I think [REDACTED] comment we don't need to comment on so I sent through the previous iteration.

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Donald Considine
Director

t [REDACTED]
m [REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED]
Sent: 25 February 2021 09:58
To: Donald Considine [REDACTED]
Cc: Neil [REDACTED]
Subject: RE: Woodland design brief

Hi Donald,

Sorry for the delay. Attached is the version reviewed by [REDACTED].

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[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED]
Sent: 24 February 2021 13:35
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Woodland design brief

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Thanks [REDACTED] if you could myself and Neil updated, as obviously we want to get this out. [REDACTED]
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Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

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From: [REDACTED]
Sent: 24 February 2021 13:32
To: Donald Considine [REDACTED]
Cc: [REDACTED]
Subject: RE: Woodland design brief

Hi Donald,

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[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED]
Sent: 24 February 2021 08:52
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Woodland design brief

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Hi [REDACTED]

hope you are well. Do we have any of [REDACTED] comments? We would like to get this agreed as soon as possible.

Thanks

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 ONE

From: [REDACTED]

Sent: 19 February 2021 09:19

To: Donald Considine [REDACTED]; Neil [REDACTED]

Cc: [REDACTED]

Subject: Woodland design brief

Hi Donald/Sam,

[REDACTED] has been on leave for part of this week and wasn't able to review the brief before but he will have an opportunity to do so early next week. [REDACTED] and I have made some edits so I'll share this version in the meantime, which is subject to changes [REDACTED] may wish to make.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]

[REDACTED]
Web: <http://www.lambeth.gov.uk>

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Disclaimers apply - full details at www.lambeth.gov.uk/email-disclaimer

From: Donald Considine [REDACTED]
Sent: 26 February 2021 09:14
To: [REDACTED]
Subject: PPA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] before we get to the weekend, I thought I would chase the draft PPA, which you were going to send across? This will be the next step to getting this moving.

Thanks [REDACTED], and happy to discuss

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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[REDACTED]

From: [REDACTED]
Sent: 26 February 2021 14:52
To: Donald Considine
Subject: RE: PPA

Hi Donald,

Yes this is with me to draft. I'll get it over to you as soon as possible.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED] >
Sent: 26 February 2021 09:14
To: [REDACTED]
Subject: PPA

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Thanks [REDACTED] and happy to discuss

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 ONE



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[REDACTED]

From: Donald Considine <[REDACTED]>
Sent: 26 February 2021 15:06
To: [REDACTED]
Subject: RE: PPA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

Thanks for the response, if we could get this as soon as possible that would be great. If you need to discuss feel free to give me ring.

Thanks

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 ONE

From: [REDACTED]
Sent: 26 February 2021 14:52
To: Donald Considine [REDACTED]
Subject: RE: PPA

Hi Donald,

Yes this is with me to draft. I'll get it over to you as soon as possible.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 26 February 2021 09:14

To: [REDACTED]

Subject: PPA

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Hi [REDACTED] before we get to the weekend, I thought I would chase the draft PPA, which you were going to send across? This will be the next step to getting this moving.

Thanks [REDACTED] and happy to discuss

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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From: Donald Considine [REDACTED]
Sent: 03 March 2021 10:23
To: [REDACTED]
Subject: PPA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] hope you are well; any news on the PPA?

Donald Considine
Director

t [REDACTED]
[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 ONE



[Click here](#) to read our email disclaimer. *Think before you print*

[REDACTED]

From: [REDACTED]
Sent: 03 March 2021 15:22
To: Donald Considine
Subject: RE: PPA
Attachments: Woodlands 3 - PPA draft 030321.docx

Hi Donald,

Sorry for the delay, it had through some internal checks.

The PPA has been drafted based on the enhanced engagement service from pre-app through to determination.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

Lambeth is leading on a project to develop a new digital tool to make submitting a planning application quicker and easier. We're keen to hear about your experience of submitting an application so that we can use this to help us design the best possible solution:

[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 03 March 2021 10:23
To: [REDACTED]
Subject: PPA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] hope you are well; any news on the PPA?

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 03 March 2021 15:25
To: [REDACTED]
Subject: RE: PPA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks [REDACTED], and no worries.

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbenett.com

tp benett One America Street, London SE1 ONE

From: [REDACTED]
Sent: 03 March 2021 15:22
To: Donald Considine [REDACTED]
Subject: RE: PPA

Hi Donald,

Sorry for the delay, it had through some internal checks.

The PPA has been drafted based on the enhanced engagement service from pre-app through to determination.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 03 March 2021 10:23
To: [REDACTED]
Subject: PPA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] hope you are well; any news on the PPA?

Donald Considine

Director

t [REDACTED]

m [REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 0NE



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From: Donald Considine <[REDACTED]>
Sent: 09 April 2021 10:42
To: [REDACTED]
Subject: woodlands

Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] hope you are well.

I just tried to give you a call (I only have your work landline, so not sure whether that is still being used as the best way to contact you).

I know you sent over the draft PPA and are awaiting that,. On this side there has been a prioritisation in getting an approach to the site progressed; GRID have been appointed as architects and have been given space to do an analysis and look at an architectural approach from scratch taking into account the agreed brief and the Inspectors comments. Obviously this has needed a little time to allow a fresh look at the site. This has now been done and an approach to height/ layout/ quantum presented. The client would like to now get a date to present to yourselves (PPA to be signed and agreed as part of this, so that this becomes the first PPA pre app), as the first step to getting agreement on where we are going.

Ideally we would like to get this in diaries before the end of April if at all possible, and have some thought about who you would want at this from your side?

Happy to discuss by phone if you let me know when you are available?

Thanks

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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[REDACTED]

From: [REDACTED]
Sent: 12 April 2021 11:20
To: Donald Considine
Subject: RE: woodlands

Hi Donald,

Thanks for the update. I'm checking with the team but would 9:30-11am on the 30th work for your side?

Along with myself, at the meeting would be:

- [REDACTED] Design & Conservation Manager
- [REDACTED] Interim Strategic Applications Manager
- (potentially) [REDACTED] Planning Strategy & Policy Manager

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
[REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 09 April 2021 10:42
To: [REDACTED]
Subject: woodlands
Importance: High

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Thanks

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

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From: Donald Considine <[REDACTED]>
Sent: 12 April 2021 11:23
To: [REDACTED]
Subject: RE: woodlands

Follow Up Flag: Follow up
Flag Status: Completed

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Hi [REDACTED] thanks for coming back to me. Could we possible do prior to the 27th as Neil has a board meeting (I know this a tall ask, but it would speed up high level internal responses for the client and hence us all)

Donald Considine

Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED]
Sent: 12 April 2021 11:20
To: Donald Considine [REDACTED]
Subject: RE: woodlands

Hi Donald,

Thanks for the update. I'm checking with the team but would 9:30-11am on the 30th work for your side?

Along with myself, at the meeting would be:

- [REDACTED] Design & Conservation Manager
- [REDACTED] Interim Strategic Applications Manager
- (potentially) [REDACTED] Planning Strategy & Policy Manager

[REDACTED]
[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
[REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 09 April 2021 10:42
To: [REDACTED]
Subject: woodlands
Importance: High

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Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 12 April 2021 11:54
To: [REDACTED]
Subject: RE: woodlands

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] just for clarity if we can't get before the 27th, then we would happily take the 30th!

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 ONE

From: Donald Considine
Sent: 12 April 2021 11:23
To: [REDACTED]
Subject: RE: woodlands

Hi [REDACTED] thanks for coming back to me. Could we possible do prior to the 27th as Neil has a board meeting (I know this a tall ask, but it would speed up high level internal responses for the client and hence us all)

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 ONE

From: [REDACTED]
Sent: 12 April 2021 11:20
To: Donald Considine [REDACTED]
Subject: RE: woodlands

Hi Donald,

Thanks for the update. I'm checking with the team but would 9:30-11am on the 30th work for your side?

Along with myself, at the meeting would be:

- [REDACTED] Design & Conservation Manager
- [REDACTED] Interim Strategic Applications Manager
- (potentially) [REDACTED], Planning Strategy & Policy Manager

█

██████████

Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel █

████████████████████

Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine █ >

Sent: 09 April 2021 10:42

To: █

Subject: woodlands

Importance: High

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Hi █ hope you are well.

I just tried to give you a call (I only have your work landline, so not sure whether that is still being used as the best way to contact you).

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Happy to discuss by phone if you let me know when you are available?

Thanks

Donald Considine

Director

t █

████████████████████

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[REDACTED]

From: [REDACTED]
Sent: 12 April 2021 13:53
To: Donald Considine
Subject: RE: woodlands

Hi Donald,

I have a slot at 11-12 on the 26th. Would that suit? It's only for an hour but hopefully that should be long enough to discuss general principles.

[REDACTED]

[REDACTED]

Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
[REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED]
Sent: 12 April 2021 11:23
To: [REDACTED]
Subject: RE: woodlands

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Hi [REDACTED] thanks for coming back to me. Could we possible do prior to the 27th as Neil has a board meeting (I know this a tall ask, but it would speed up high level internal responses for the client and hence us all)

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbenett.com

tp benett One America Street, London SE1 0NE

From: [REDACTED]
Sent: 12 April 2021 11:20
To: Donald Considine [REDACTED]
Subject: RE: woodlands

Hi Donald,

Thanks for the update. I'm checking with the team but would 9:30-11am on the 30th work for your side?

Along with myself, at the meeting would be:

- [REDACTED] Design & Conservation Manager
- [REDACTED] Interim Strategic Applications Manager
- (potentially) [REDACTED] Planning Strategy & Policy Manager

[REDACTED]

[REDACTED]

Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]

Email [REDACTED]

Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED]

Sent: 09 April 2021 10:42

To: [REDACTED]

Subject: woodlands

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Donald Considine

Director

t [REDACTED]

[REDACTED]

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tp benett One America Street, London SE1 0NE



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From: Donald Considine [REDACTED]
Sent: 12 April 2021 13:55
To: [REDACTED]
Subject: Re: woodlands

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Thanks [REDACTED] I will check with the team and come back to you.

Sent from my iPhone

On 12 Apr 2021, at 13:53, [REDACTED] wrote:

Hi Donald,

I have a slot at 11-12 on the 26th. Would that suit? It's only for an hour but hopefully that should be long enough to discuss general principles.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine <[REDACTED]>
Sent: 12 April 2021 11:23
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Subject: RE: woodlands

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Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED]
Sent: 12 April 2021 11:20
To: Donald Considine [REDACTED]
Subject: RE: woodlands

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- [REDACTED] Interim Strategic Applications Manager
- (potentially [REDACTED] Planning Strategy & Policy Manager

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
[REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED]
Sent: 09 April 2021 10:42
To: [REDACTED]
Subject: woodlands
Importance: High

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Donald Considine

Director

t [REDACTED]

[REDACTED]

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From: Donald Considine [REDACTED]
Sent: 12 April 2021 15:56
To: [REDACTED]
Subject: Re: woodlands

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] can we book in provisionally, Neil and I can confirm I am checking with the lead architect at GRID.

Sent from my iPhone

On 12 Apr 2021, at 13:55, Donald Considine [REDACTED] wrote:

Thanks [REDACTED] I will check with the team and come back to you.

Sent from my iPhone

On 12 Apr 2021, at 13:53, [REDACTED] wrote:

Hi Donald,

I have a slot at 11-12 on the 26th. Would that suit? It's only for an hour but hopefully that should be long enough to discuss general principles.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED]
Sent: 12 April 2021 11:23
To: [REDACTED]
Subject: RE: woodlands

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Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED]

Sent: 12 April 2021 11:20

To: Donald Considine [REDACTED]

Subject: RE: woodlands

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Along with myself, at the meeting would be:

- [REDACTED] Design & Conservation Manager
- [REDACTED] Interim Strategic Applications Manager
- (potentially) [REDACTED], Planning Strategy & Policy Manager

[REDACTED]

[REDACTED]

Principal Planner - Strategic Applications
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London Borough of Lambeth

Tel: [REDACTED]

Email: [REDACTED]

Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED]

Sent: 09 April 2021 10:42

To: [REDACTED]

Subject: woodlands

Importance: High

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Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 0NE

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Disclaimers apply - full details at www.lambeth.gov.uk/email-disclaimer

[REDACTED]

From: [REDACTED]
Sent: 12 April 2021 17:17
To: Donald Considine
Subject: RE: woodlands

Hi Donald,

Sure, I've held the slot in our diaries.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED]
Sent: 12 April 2021 15:56
To: [REDACTED]
Subject: Re: woodlands

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Hi [REDACTED] can we book in provisionally, Neil and I can confirm I am checking with the lead architect at GRID.

Sent from my iPhone

On 12 Apr 2021, at 13:55, Donald Considine [REDACTED] wrote:

Thanks [REDACTED] I will check with the team and come back to you.

Sent from my iPhone

On 12 Apr 2021, at 13:53, [REDACTED] wrote:

Hi Donald,

I have a slot at 11-12 on the 26th. Would that suit? It's only for an hour but hopefully that should be long enough to discuss general principles.

[REDACTED]

██████████
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: ██████████

Web: <http://www.lambeth.gov.uk>

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From: Donald Considine <██████████>
Sent: 12 April 2021 11:23
To: ██████████
Subject: RE: woodlands

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Hi ██████ thanks for coming back to me. Could we possible do prior to the 27th as Neil has a board meeting (I know this a tall ask, but it would speed up high level internal responses for the client and hence us all)

Donald Considine
Director

t ██████████

██████████

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: ██████████
Sent: 12 April 2021 11:20
To: Donald Considine ██████████
Subject: RE: woodlands

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- ██████████ Design & Conservation Manager
- ██████████ Interim Strategic Applications Manager
- (potentially) ██████████ Planning Strategy & Policy Manager

█

█

Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: █

█

Web: <http://www.lambeth.gov.uk>

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From: Donald Considine █ >

Sent: 09 April 2021 10:42

To: █

Subject: woodlands

Importance: High

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Thanks

Donald Considine

Director

t █

█

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[REDACTED]

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Sent: 13 April 2021 09:19
To: [REDACTED]
Subject: RE: woodlands

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[REDACTED]
[REDACTED]

Thanks

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Director

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Sent: 12 April 2021 17:17
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Hi Donald,

Sure, I've held the slot in our diaries.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
[REDACTED]
Web: <http://www.lambeth.gov.uk>

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Follow Up Flag: Follow up
Flag Status: Completed

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From: [REDACTED]
Sent: 19 April 2021 13:51
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From: Donald Considine <[REDACTED]>
Sent: 21 April 2021 11:01
To: [REDACTED]
Subject: File Transfer: woodlands - A12029 Woodlands 2
Attachments: Transmittal - 00001.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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Project: A12029 **A12029 Woodlands 2**

Notification about File Transfer **woodlands**

Remarks

Hi [REDACTED]

in advance of Monday I have attached a presentation which will form the basis for discussion from GRID, and a cover letter which in essence covers off where we are, what I think are the key issues (drawing on the brief and the Inspectors comments) and the planning position as I understand it.

hope this helps.

[Download all files](#)

File Transfer Info

To: [REDACTED]
CC:
Purpose: **For your review and comment**
Expiration Date: **5/5/2021**

Transferred Files

21015 Pre App 01.pdf	4/21/2021	10:56 AM	36,962 KB
pre application letter.pdf	4/21/2021	10:33 AM	421 KB

From: Donald Considine <[REDACTED]>
Sent: 06 May 2021 13:37
To: [REDACTED]
Subject: PPA and progress

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

Hope you are well. We are just going through the PPA and a couple of things:

- Agreement retainer (para 18) – our understanding is that this would only occur where there has been a suspension of work and then only for the period of time of that suspension?
- Appendix 3 The 90K is in effect a cap – is that correct? Presumably there is the possibility that fees come in under that cap, and in that context it would be useful to see hourly rates and how invoicing will occur in relation to those rates? I.e – in effect do the invoices cover what hours and to what posts?
- Within that context it looks quite senior officer heavy (both a good thing and a bad thing), is there likely to be flexibility as time goes on and the officer time requirements become clearer.
- Do we know invoicing arrangements so far?

Thanks

Just to update, I will be circling a meeting note from last Monday sometime shortly (it is with GRID for input), and once we are onto the PPA, I would be keen to discuss the ward cllr briefing. j

Donald Considine

Director

t [REDACTED]

m [REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 ONE



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From: [REDACTED]
Sent: 06 May 2021 18:31
To: Donald Considine
Subject: RE: PPA and progress

Hi Donald,

Hope you're well too.

I've provided comments in blue below regarding the PPA.

On the scheme itself, I took it to our internal majors applications meeting this morning where it was put before senior management. The main feedback was that there is concern about the height of the point block. It was felt that 15 storeys would be pushing it too far. Accordingly, it was requested that a 12-storey building is modelled so we can assess the visual impact. We would also like to know what this would do to the number of units, the viability of the scheme and the level of affordable housing so we can begin to understand how the height affects the planning balance.

We're in support of redevelopment but I've been instructed not to commit to the meeting with Ward Councillors until we've done this exercise. Once we are happy with the direction of travel I can set up the ward member meeting fairly quickly.

I'm on leave tomorrow and Monday but perhaps we can catch up next week.

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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Yes the retainer only applies when work is suspended and only during the suspension. It also only applies when work is suspended without any notice given to the council. So if the project needs to pause for any reason, a simple email to me saying so will avoid the retainer.

- Appendix 3 The 90K is in effect a cap – is that correct? Presumably there is the possibility that fees come in under that cap, and in that context it would be useful to see hourly rates and how invoicing will occur in relation to those rates? I.e – in effect do the invoices cover what hours and to what posts?

Yes it's a cap. Officer record their time spent on a project and you will be invoiced every quarter. So the overall cost of the PPA can be (and often is) lower than the stated resource estimate. If additional resource is required, it will need to be agreed with you before we can invoice for it.

A record of timesheeting can be requested when you receive an invoice. I should be able to share the hourly rates but I'll need to check with the finance team first. I'll get back to you.

- Within that context it looks quite senior officer heavy (both a good thing and a bad thing), is there likely to be flexibility as time goes on and the officer time requirements become clearer.

As the resourcing is a cap, the estimate takes a slightly cautious view and includes a level of senior involvement required to deal with any difficult or controversial issues. If the project runs smoothly and requires less senior involvement, this will be reflected in the timesheeting.

- Do we know invoicing arrangements so far?

Invoicing will be every quarter. Different arrangements may be agreed upon request.

Thanks

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Director

t [REDACTED]
[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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[REDACTED]

From: Donald Considine [REDACTED] >
Sent: 10 May 2021 08:48
To: [REDACTED]
Subject: RE: PPA and progress

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Morning [REDACTED] and hope you had a good day off; are you around to have a chat sometime this morning?

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 ONE

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[REDACTED]

From: Donald Considine <[REDACTED]>
Sent: 11 May 2021 09:35
To: [REDACTED]
Subject: woodlands

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Morning [REDACTED] hope you had a good few days off. Are you ok to have a quick chat later today? I have a client meeting on this at 2.30 so ideally before then?

Thanks

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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[REDACTED]

From: [REDACTED]
Sent: 11 May 2021 11:16
To: Donald Considine
Subject: RE: woodlands

Hi Donald,

Sure, would 1pm be ok?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[REDACTED]

From: Donald Considine <[REDACTED]>
Sent: 11 May 2021 11:20
To: [REDACTED]
Subject: RE: woodlands

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Hi [REDACTED] sounds good to me, I will give you a call then. Presumably on [REDACTED]

Donald Considine

Director

t [REDACTED]

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 11 May 2021 11:23
To: Donald Considine
Subject: RE: woodlands

Yep that number still works.

Thanks,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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Donald Considine
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█

█
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Tel █
Email █
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█
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[REDACTED]

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Donald Considine
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t [REDACTED]
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From: Donald Considine [REDACTED]
Sent: 24 May 2021 10:32
To: [REDACTED]
Subject: woodlands

Follow Up Flag: Follow up
Flag Status: Completed

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With this in mind two things:

It would be useful to get some days on the Cllr meeting, not least so that we are all working towards these with some deadlines in mind?

Finalising the PPA – I understand from the client that this is pretty much ready, we just wanted to agree the start date so that it reflects what has actually occurred (so I think from April)

thanks

Donald Considine
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t [REDACTED]

[REDACTED]

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From: [REDACTED]
Sent: 24 May 2021 17:00
To: Donald Considine
Subject: RE: woodlands

Hi Donald,

I'm well thanks. There are no immediate plans to go back but I'm sure we'll be drifting back at some point.

Thanks for the update. For the Ward Councillor meeting I will find some dates in June. However, before that meeting can happen I'll need agreement from senior officers on the scheme's overall direction of travel, particular in respect of height. When do you think you will be able to share any updated proposals?

We have an internal officer meeting on Thursday the 3rd so if I receive something before then I can take it to that meeting and put it before Rob Bristow et al.

Thanks for update on the PPA. I expect we'll have to change a few dates in the project plan anyway.

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
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[REDACTED]

From: Donald Considine [REDACTED] >
Sent: 24 May 2021 17:04
To: [REDACTED]
Subject: RE: woodlands

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Thanks [REDACTED], that's understood – I will brief the client and come back to you!.

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[REDACTED]

From: [REDACTED]
Sent: 25 May 2021 13:55
To: Donald Considine
Subject: RE: woodlands

Hi Donald,

I've been in touch with the Ward Councillors and 4pm on the 16th of June is looking like the date for the Ward Member meeting. Will that work for your side?

[REDACTED]

[REDACTED]

Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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thanks

Donald Considine
Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 0NE



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[REDACTED]

From: Donald Considine [REDACTED] >
Sent: 25 May 2021 14:08
To: [REDACTED]
Subject: RE: woodlands

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Hi [REDACTED]

Thanks for this, lets put in provisionally and I will confirm with client and design team. Presumably this would be a remote session?

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED]
Sent: 25 May 2021 13:55
To: Donald Considine [REDACTED]
Subject: RE: woodlands

Hi Donald,

I've been in touch with the Ward Councillors and 4pm on the 16th of June is looking like the date for the Ward Member meeting. Will that work for your side?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 24 May 2021 17:04

To: [REDACTED]

Subject: RE: woodlands

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Thanks [REDACTED] that's understood – I will brief the client and come back to you!.

Donald Considine

Director

t [REDACTED]

[REDACTED]

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tp bennett One America Street, London SE1 ONE

From [REDACTED]

Sent: 24 May 2021 17:00

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From: Donald Considine [REDACTED] >

Sent: 24 May 2021 10:32

To: [REDACTED]

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From: [REDACTED]
Sent: 25 May 2021 15:01
To: Donald Considine
Subject: RE: woodlands

Hi Donald,

Yes it will be via MS Teams.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email [REDACTED]
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Director

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■

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From: ■
Sent: 24 May 2021 17:00
To: Donald Considine ■
Subject: RE: woodlands

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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 26 May 2021 08:55
To: [REDACTED]
Subject: RE: woodlands

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Thanks [REDACTED]

Donald Considine
Director

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[REDACTED]
www.tpbennett.com

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Yes it will be via MS Teams.

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From: Donald Considine [REDACTED]
Sent: 27 May 2021 08:53
To: [REDACTED]
Subject: woodlands

Follow Up Flag: Follow up
Flag Status: Completed

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Hi [REDACTED] are you around for a quick chat possibly tomorrow, or later today? I am booked up until about 2.00 today, but after that if that works for you?

Thanks

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Director

t [REDACTED]

m [REDACTED]

www.tpbennett.com

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[REDACTED]

From: [REDACTED]
Sent: 27 May 2021 11:30
To: Donald Considine
Subject: RE: woodlands

Hi Donald,

Sure, how about 2:30?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email [REDACTED]
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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 27 May 2021 11:46
To: [REDACTED]
Subject: RE: woodlands

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Hi [REDACTED]

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Director

t [REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]
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[REDACTED]

From: Donald Considine <[REDACTED]>
Sent: 27 May 2021 14:33
To: [REDACTED]
Subject: RE: woodlands

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From: [REDACTED]
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[REDACTED]
[REDACTED]
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Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

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From: Greater London Authority <planningsupport@london.gov.uk>
Sent: 02 June 2021 15:45
To: [REDACTED]
Subject: Proposed Date for Pre-application Meeting Woodlands

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Donald

GLA reference number: 2021/0533/P2F

Site name: Woodlands

Address: Woodlands and Masters Site Kennington

Local Planning Authority: Lambeth

Proposal: Redevelopment of the former Woodlands and Masters House site retaining the Masters House and associated ancillary buildings; demolition of the former care home; the erection 172 residential units in perimeter and central blocks, together with servicing, disabled parking, cycle parking, landscaping, and associated works.

On 30/04/2021 the GLA Development Management Team received your request for a Level 2 Pre-application Advice - Followup meeting for the above pre-planning application proposal. The case officer assigned to this case is Justine Mahanga.

We can only comment on information provided in advance of the meeting. Where we have no or limited information we will not be able to provide a comprehensive assessment. The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

The advice response you will receive will only address issues that you have sent documentation on. A meeting note will be sent to you two working days prior to the meeting which will outline the issues that will be discussed.

Cancellation


If, due to circumstances out of our control, we cancel the meeting we will reschedule for another time as soon as practical. Meetings can be rescheduled at your request up to 48 hours prior to the date agreed. The fee is non-refundable on cancellation.

Proposed meeting date

We can offer a tentative date and time of **06/07/2021 at 15:00 - 16:30**.

Please let us know if this is acceptable and who will be attending.

Regards


Planning Support Team
Greater London Authority
pre-applications@london.gov.uk

]]>

[ref:a0i4J000005QTxwQAG:ref]

[REDACTED]

From: [REDACTED]
Sent: 04 June 2021 17:33
To: Donald Considine
Subject: RE: woodlands

Hi Donald,

The meeting with local representatives is pencilled for 7-8pm on Monday 28th June. Would that work for your side?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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t [REDACTED]

[REDACTED]

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From: [REDACTED]

Sent: 27 May 2021 11:30

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Subject: RE: woodlands

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[REDACTED]

[REDACTED]

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London Borough of Lambeth

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[REDACTED]

From: Donald Considine [REDACTED] >
Sent: 07 June 2021 12:48
To: [REDACTED]
Subject: RE: woodlands

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Hi [REDACTED] thanks for this I will check with the client, but lets keep pencilled in!

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Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

Lambeth is leading on a project to develop a new digital tool to make submitting a planning application quicker and easier. We're keen to hear about your experience of submitting an application so that we can use this to help us design the best possible solution:

[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 27 May 2021 14:33
To: [REDACTED]
Subject: RE: woodlands

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] just tried to give you a call!

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: Donald Considine

Sent: 27 May 2021 11:46

To: [REDACTED]

Subject: RE: woodlands

Hi [REDACTED]

That's great – I may need to move into tomorrow, but let's keep that in unless I e-mail otherwise!

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From [REDACTED]

Sent: 27 May 2021 11:30

To: Donald Considine [REDACTED]

Subject: RE: woodlands

Hi Donald,

Sure, how about 2:30?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]

Email: [REDACTED]

Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine <[REDACTED]>
Sent: 27 May 2021 08:53
To: [REDACTED]
Subject: woodlands

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] are you around for a quick chat possibly tomorrow, or later today? I am booked up until about 2.00 today, but after that if that works for you?

Thanks

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 0NE



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Disclaimers apply - full details at www.lambeth.gov.uk/email-disclaimer

[REDACTED]

From: Donald Considine <[REDACTED]>
Sent: 09 June 2021 13:01
To: [REDACTED]
Subject: pre app

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] having confirmed the 28th for the ward Cllrs, I know we wanted to get in a presentation to the senior officer team. This is in the process of getting prepared, but I think it would be useful if we could set a date so that you can get certainty and clear diaries and I can get the client team lined up. Could I suggest either the morning of the 18th or the week of the 21st? I am away on the Friday, but should be able to manage dates apart from that, if anything works of you?

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 0NE



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From: [REDACTED]
Sent: 09 June 2021 15:23
To: Donald Considine
Subject: RE: pre app

Hi Donald,

Just to confirm we have the following meetings pencilled in:

- Presentation to Ward Councillors - Wed 16/06 4-5pm
- Presentation to Local community representatives Monday 28/06 7-8pm

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I also have availability at 2-3pm on the 24th for the senior officer meeting.

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 09 June 2021 13:01
To: [REDACTED]
Subject: pre app

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Donald Considine
Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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From: Donald Considine <[REDACTED]>
Sent: 09 June 2021 15:29
To: [REDACTED]
Subject: RE: pre app

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] my confusion, don't push back anything for the moment and I will make sure these dates are understood in everyone's diaries include the 24th and the reserve backstop date for the local representatives meeting.

More haste less speed and all that.

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED]
Sent: 09 June 2021 15:23
To: Donald Considine [REDACTED]
Subject: RE: pre app

Hi Donald,

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[REDACTED]
[REDACTED]
Principal Planner - Strategic Applications
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London Borough of Lambeth

Tel [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[REDACTED]

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From: Donald Considine [REDACTED]
Sent: 10 June 2021 12:01
To: [REDACTED]
Subject: RE: pre app

Follow Up Flag: Follow up
Flag Status: Completed

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Senior Officers 24th

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One more thing, on the PPA (just to finalise) we discussed confirming the start date in particular so that it reflects what has actually occurred (so I think from April).

Thanks and happy to discuss by phone!

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED]
Sent: 09 June 2021 15:23
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Subject: RE: pre app

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■

■
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: ■
Email: ■
Web: <http://www.lambeth.gov.uk>

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To: ■
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Director

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■
www.tpbenett.com

tp benett One America Street, London SE1 ONE



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[REDACTED]

From: [REDACTED]
Sent: 10 June 2021 16:15
To: 'Donald Considine'
Subject: RE: pre app

Hi Donald,

Thanks for confirming. I'll amend the dates and send the meeting invitations.

For the PPA, the Inception Date is 15 February when we first discussed the principle of a new PPA but the start of formal pre-app was 26 April. I can send over a revised version of the PPA with these dates but I presumed you were going to return a marked up copy with any other amendments? Let me know either way.

Thanks,

[REDACTED]

[REDACTED]

Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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Sent: 10 June 2021 12:01
To: [REDACTED]
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Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From [REDACTED]

Sent: 09 June 2021 15:23

To: Donald Considine [REDACTED]

Subject: RE: pre app

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[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]

Email [REDACTED]

Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED]

Sent: 09 June 2021 13:01

To: [REDACTED]

Subject: pre app

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Donald Considine

Director

t [REDACTED]

[REDACTED]

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From: Donald Considine [REDACTED]
Sent: 10 June 2021 16:35
To: [REDACTED]
Subject: RE: pre app

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for coming back – I will check on the PPA dates and any further amendments, but understood, and I will have all the dates put in peoples diaries.

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 ONE

From: [REDACTED]
Sent: 10 June 2021 16:15
To: Donald Considine [REDACTED]
Subject: RE: pre app

Hi Donald,

Thanks for confirming. I'll amend the dates and send the meeting invitations.

For the PPA, the Inception Date is 15 February when we first discussed the principle of a new PPA but the start of formal pre-app was 26 April. I can send over a revised version of the PPA with these dates but I presumed you were going to return a marked up copy with any other amendments? Let me know either way.

Thanks,

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED]

Sent: 10 June 2021 12:01

To: [REDACTED]

Subject: RE: pre app

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Hi [REDACTED]

I have made sure that the client understands the dates, and so can confirm (and will put in our diaries) that these best work for us in terms of being prepared and getting the most out of these:

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Local Community Representatives two weeks later as below (date to be confirmed)

Senior Officers 24th

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Thanks and happy to discuss by phone!

Donald Considine

Director

t [REDACTED]
[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED]

Sent: 09 June 2021 15:23

To: Donald Considine [REDACTED]

Subject: RE: pre app

Hi Donald,

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[REDACTED]

██████████
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: ██████████
Email: ██████████
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine ██████████
Sent: 09 June 2021 13:01
To: ██████████
Subject: pre app

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Director

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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 15 June 2021 14:27
To: [REDACTED]
Subject: RE: pre app

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Hi [REDACTED]

Justb to confirm we will send over the presentation which optioneers the site for the 24th in advance. We are currently looking at this Friday, although Monday might be helpful!

Donald Considine
Director

t [REDACTED]
[REDACTED]
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tp bennett One America Street, London SE1 0NE

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[REDACTED]

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█

█
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel █
Email █
Web: <http://www.lambeth.gov.uk>

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To: █
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Director

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[REDACTED]

From: [REDACTED]
Sent: 15 June 2021 14:52
To: Donald Considine
Subject: RE: pre app

Hi Donald,

That's great, thanks for the update.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[REDACTED]

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www.tpbenett.com

tp benett One America Street, London SE1 ONE

From [REDACTED]

Sent: 09 June 2021 15:23

To: Donald Considine [REDACTED]

Subject: RE: pre app

Hi Donald,

Just to confirm we have the following meetings pencilled in:

- Presentation to Ward Councillors - Wed 16/06 4-5pm
- Presentation to Local community representatives Monday 28/06 7-8pm

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[REDACTED]

[REDACTED]

Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]

Email: [REDACTED]

Web: <http://www.lambeth.gov.uk>

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[REDACTED]

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Director

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[REDACTED]

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Sent: 15 June 2021 14:52
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That's great, thanks for the update.

[REDACTED]

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Thanks,

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█

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From: Greater London Authority <planningsupport@london.gov.uk>
Sent: 18 June 2021 10:09
To: [REDACTED]
Subject: Woodlands pre-application meeting

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Donald

GLA reference number: 2021/0533/P2F

Site name: Woodlands

Address: Woodlands and Masters Site Kennington

Local Planning Authority: Lambeth

Proposal: Redevelopment of the former Woodlands and Masters House site retaining the Masters House and associated ancillary buildings; demolition of the former care home; the erection 172 residential units in perimeter and central blocks, together with servicing, disabled parking, cycle parking, landscaping, and associated works.

Your request for a pre-planning application advice meeting has been confirmed for **08/07/2021 at 10:00 - 11:30**.

If you haven't already confirmed the attendees, please can you confirm this with us.

Getting the best out of the Pre-app meeting

Please give us the information, which you want the planning team to comment on, well in advance of the meeting. We want to give you the most comprehensive response possible however, realistically, we are only able to give you advice on information that has been reviewed in advance of the meeting.

Advice report

Following the meeting, GLA officers will prepare an advice report summarising the position on the application based on the documentation you send and discussions held at the meeting. You will receive this by . Please note that you should send any further documentation to the case officer as soon as possible, otherwise more time will be required to consider this for the advice report. The advice given by officers does not constitute a formal response or decision by the Mayor and does not prejudice the outcome of any future planning applications.

Freedom of Information

The Freedom of Information Act 2000 allows the public to request information from public authorities, including the Greater London Authority. The public has a right to request information, which includes pre-planning application advice and associated documents. If a Freedom of Information request is made, each case will be taken on its individual merits. If you have any concerns or wish to discuss this matter please contact [REDACTED] on [REDACTED]

Cancellation

If, due to circumstances out of our control, we cancel the meeting, we will reschedule for another time as soon as practical. Meetings can be rescheduled at your request up to 48 hours prior to the meeting. The fee is non-refundable on cancellation.

Regards

[REDACTED]
Planning Support Team
Greater London Authority
pre-applications@london.gov.uk
]]>

[ref:a0i4J000005QTxwQAG:ref]

From: Donald Considine <[REDACTED]>
Sent: 18 June 2021 14:27
To: [REDACTED]
Subject: woodlands

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Donald Considine
Director

t [REDACTED]
[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 0NE



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From: [REDACTED]
Sent: 18 June 2021 16:00
To: Donald Considine
Subject: RE: woodlands

Hi Donald,

Thanks for the update.

The PPA 'begins' from the date of the Inception meeting. This is so that all time spent in support of the project from that point on can be recovered. This is factored into the resourcing estimate.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [redacted] >
Sent: 22 June 2021 09:43
To: [redacted]
Subject: File Transfer: woodlands presentation - A12029 Woodlands 2
Attachments: Transmittal - 00004.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Project: A12029 **A12029 Woodlands 2**

Notification about File Transfer **woodlands presentation**

Remarks

Hi [redacted]

I have attached the Woodlands presentation for Thursday, which the architects will present. Thanks in advance and sorry for the delay!

donald

[Download all files](#)

File Transfer Info

To: [redacted]
CC:
Purpose: **For your review and comment**
Expiration Date: **7/6/2021**

Transferred Files

21015 Pre App 02_210621.pdf	6/22/2021	8:54 AM	56,753 KB
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From: Donald Considine <[REDACTED]>
Sent: 22 June 2021 13:19
To: [REDACTED]
Subject: File Transfer: woodlands - A12029 Woodlands 2
Attachments: Transmittal - 00005.pdf

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Project: A12029 **A12029 Woodlands 2**

Notification about File Transfer **woodlands**

Remarks

Hi [REDACTED]

I have attached my comments on the PPA. couple of things, I presume as previously discussed the period between the inception and the first pre app will have recorded officer time?

I have also attached our note of the first pre app - I and the team are aware that there has subsequently been feedback from senior management which is subject of the latest presentation. This only doesn't appear on this note as it is subsequent too, and is recorded elsewhere.

hope that makes sense.

[Download all files](#)

File Transfer Info

To: [REDACTED]
CC:
Purpose: **For your review and comment**
Expiration Date: **7/6/2021**

Transferred Files

meeting note.docx	6/22/2021	8:27 AM	17 KB
Woodlands 3 - PPA draft 030321.docx	6/22/2021	1:16 PM	1,645 KB

From: Donald Considine [REDACTED]
Sent: 23 June 2021 14:53
To: [REDACTED]
Subject: woodlands

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Hi [REDACTED]

Just picking up if we have an exact date for the community reps meeting? If at all possible, coming out of the this round of meetings, it would be useful I think to do this sooner rather than later?

Thanks

Donald Considine
Director

t [REDACTED]

[REDACTED]

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tp benett One America Street, London SE1 ONE



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[REDACTED]

From: [REDACTED]
Sent: 23 June 2021 15:59
To: Donald Considine
Subject: RE: woodlands

Hi Donald,

It's been pencilled in for the 14 of the July. I'm just waiting for confirming from the ward councillors.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED]
Sent: 23 June 2021 14:53
To: [REDACTED]
Subject: woodlands

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Hi [REDACTED]

Just picking up if we have an exact date for the community reps meeting? If at all possible, coming out of the this round of meetings, it would be useful I think to do this sooner rather than later?

Thanks

Donald Considine
Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 ONE



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From: Donald Considine [REDACTED]
Sent: 23 June 2021 16:05
To: [REDACTED]
Subject: RE: woodlands

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks [REDACTED] so we have ward members on the 28th June (the meeting you are awaiting confirmation on) and then community reps 14 July provisionally? Just so you know, Hitesh from the community group reached to out to Neil (not conflictually, and purely informally) and they had a coffee.

Thanks

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED]
Sent: 23 June 2021 15:59
To: Donald Considine [REDACTED]
Subject: RE: woodlands

Hi Donald,

It's been pencilled in for the 14 of the July. I'm just waiting for confirming from the ward councillors.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine <[REDACTED]>
Sent: 23 June 2021 14:53

To: [REDACTED]

Subject: woodlands

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Hi [REDACTED]

Just picking up if we have an exact date for the community reps meeting? If at all possible, coming out of the this round of meetings, it would be useful I think to do this sooner rather than later?

Thanks

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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From: [REDACTED]
Sent: 23 June 2021 16:07
To: Donald Considine
Subject: RE: woodlands

Hi Donald,

The meeting on the 28th is confirmed. The meeting on the 14th is tentative but is very likely to be confirmed soon.

Thanks for letting me know.

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

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Sent: 23 June 2021 16:05
To: [REDACTED]
Subject: RE: woodlands

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Thanks

Donald Considine
Director

[REDACTED]
[REDACTED]
www.tpbenett.com

tp benett One America Street, London SE1 ONE

From: [REDACTED]

Sent: 23 June 2021 15:59

To: Donald Considine [REDACTED]

Subject: RE: woodlands

Hi Donald,

It's been pencilled in for the 14 of the July. I'm just waiting for confirming from the ward councillors.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]

Email [REDACTED]

Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine <[REDACTED]>

Sent: 23 June 2021 14:53

To: [REDACTED]

Subject: woodlands

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Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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[REDACTED]

From: Donald Considine <[REDACTED]>
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To: [REDACTED]
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Thanks [REDACTED].

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbenett.com

tp benett One America Street, London SE1 ONE

From [REDACTED]
Sent: 23 June 2021 16:07
To: Donald Considine [REDACTED]
Subject: RE: woodlands

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Thanks for letting me know.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

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Sent: 23 June 2021 16:05
To: [REDACTED]
Subject: RE: woodlands

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Thanks [REDACTED], so we have ward members on the 28th June (the meeting you are awaiting confirmation on) and then community reps 14 July provisionally? Just so you know, Hitesh from the community group reached out to Neil (not conflictually, and purely informally) and they had a coffee.

Thanks

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED]

Sent: 23 June 2021 15:59

To: Donald Considine [REDACTED]

Subject: RE: woodlands

Hi Donald,

It's been pencilled in for the 14 of the July. I'm just waiting for confirming from the ward councillors.

[REDACTED]

[REDACTED]

Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]

Email: [REDACTED]

Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine <[REDACTED]>

Sent: 23 June 2021 14:53

To: [REDACTED]

Subject: woodlands

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

Just picking up if we have an exact date for the community reps meeting? If at all possible, coming out of the this round of meetings, it would be useful I think to do this sooner rather than later?

Thanks

Donald Considine

Director

t [REDACTED]

[REDACTED]

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Disclaimers apply - full details at www.lambeth.gov.uk/email-disclaimer

[REDACTED]

From: Donald Considine <[REDACTED]>
Sent: 24 June 2021 14:05
To: [REDACTED]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] I take it you are just pulling everyone together?

Donald Considine
Director

t [REDACTED]
[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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From: Donald Considine [REDACTED]
Sent: 24 June 2021 16:20
To: [REDACTED]
Subject: File Transfer: woodlands presentation - A12029 Woodlands 2
Attachments: Transmittal - 00007.pdf

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Project: A12029 **A12029 Woodlands 2**

Notification about File Transfer **woodlands presentation**

Remarks

Hi [REDACTED]

I have attached, for Monday, the updated presentation, so that the CGI you have just seen are included, and the hsg figures are corrected.

thanks!

[Download all files](#)

File Transfer Info

To: [REDACTED]
CC:
Purpose: **For your review and comment**
Expiration Date: **7/8/2021**

Transferred Files

21015 Pre App 02 210624_Rev01.pdf	6/24/2021	4:16 PM	63,589 KB
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[REDACTED]

From: [REDACTED]
Sent: 24 June 2021 17:19
To: [REDACTED]
Subject: RE: File Transfer: woodlands presentation - A12029 Woodlands 2

Thanks Donald.

Just confirming that we are good to go on Monday with the Ward Members.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine <[REDACTED]>
Sent: 24 June 2021 16:20
To: [REDACTED]
Subject: File Transfer: woodlands presentation - A12029 Woodlands 2

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Project: A12029 **A12029 Woodlands 2**

Notification about File Transfer **woodlands presentation**

Remarks

Hi [REDACTED]

I have attached, for Monday, the updated presentation, so that the CGI you have just seen are included, and the hsg figures are corrected.

thanks!

Download all files

File Transfer Info

To: [REDACTED]
CC:
Purpose: **For your review and comment**
Expiration Date: **7/8/2021**

Transferred Files

21015 Pre App 02 210624_Rev01.pdf	6/24/2021	4:16 PM	63,589 KB
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[REDACTED]

From: [REDACTED]
Sent: 25 June 2021 14:27
To: Donald Considine
Subject: Woodlands PPA
Attachments: Woodlands 3 - PPA draft 250621.docx

Hi Donald,

Thanks for your comments on the PPA. I've updated the draft accordingly.

Please could you also provide:

- the contact details for the developer project team under para 10.1
- whether a PO is required under para 22.10
- the contact details for invoicing inquiries under para 22.11

Thanks,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 28 June 2021 13:51
To: [REDACTED]
Subject: presentation tonight

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

Just to let you know, the presentation tonight has been reformatted, given the audience. We won't circulate in advance, but it contains no new information.

Thanks

Donald Considine
Director

t [REDACTED]

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 02 July 2021 11:08
To: [REDACTED]
Subject: Meeting Invitation - Redevelopment of the former Woodlands Nursing Home, hosted by Lambeth Council

Dear [REDACTED]

Lifestory Group are developing new plans to redevelop the former Woodlands Nursing Home, 1 Dugard Way, SE11 4TH. I am contacting you on behalf of Lambeth Council, who are engaged in pre-planning application discussions with Lifestory about this proposal. As a local stakeholder, you are invited to attend an online meeting on the **14th of July 2021 at 18:30-20:00** to learn about the proposed development and have the opportunity to ask questions and make comments in advance of an application for planning permission. The meeting will be hosted by Lambeth Council, with Lambeth planning officers and Lifestory's development team in attendance, and will be chaired by a Ward Councillor.

The meeting will be held virtually using MS Teams. If you would like to attend the meeting please confirm by replying to this email and you will be sent the meeting invitation with the MS Teams link.

Please do not hesitate to contact me using the details below if you have any questions.

Kind regards,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Neil [REDACTED]
Sent: 08 July 2021 12:09
To: Cllr David Amos
Cc: Cllr Joanne Simpson; Cllr Jon Davies; Tom Minerva; Robert O'Sullivan [REDACTED]
Subject: Donald Considine
Re: Woodlands

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Thank you all.

Donald Considine from TP Bennett, our planning consultant for the project, will send out a Teams invitation for this evening shortly.

Kind regards,

Neil

Neil [REDACTED]
[REDACTED]

M [REDACTED]



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On Thu, 8 Jul 2021 at 11:21, Cllr David Amos [REDACTED] wrote:

Neil,

I can join for the first half.

Thanks

David

Sent from my iPad

On 8 Jul 2021, at 09:43, Cllr Joanne Simpson [REDACTED] wrote:

Hi Neil,

Apologies for the slow response. In theory yes - I'm just checking with planning officers whether I require an officer present or can do it alone. I anticipate I'll hear back this morning and will confirm. Is 6pm tonight still okay from your sides?

Jo

Councillor Joanne Simpson

Labour Councillor for Prince's ward

Sent from my iPad

On 7 Jul 2021, at 10:17, Neil [REDACTED] wrote:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Cllr Simpson,

I just wanted to confirm that you are still available for the presentation on the Woodlands scheme tomorrow evening at 6pm.

If you are still available, would you like to send a meeting invitation with a video link or would you prefer us to do that?

Kind regards,

Neil

Neil [REDACTED]
[REDACTED]

M [REDACTED]



lifestory.group

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On Thu, 1 Jul 2021 at 14:49, Neil [REDACTED] wrote:

Dear Cllr Simpson,

Thank you for your email.

6pm on Thursday 8 July is fine for us. We will present to you the same information that we shared with Cllr Davies and that has been shared with the residents.

Would you like us to issue the meeting planner? I am assuming that you will not need an officer to be present?

Kind regards,

Neil

On Thu, 1 Jul 2021 at 12:58, Cllr Joanne Simpson [REDACTED] wrote:

Dear Neil,

Thank you for the offer of a separate briefing, which I would like to accept. Apologies that I was not able to make it Monday. There was some diary confusion unfortunately.

I don't have a huge amount of availability ahead of the community meeting this month. Would 6pm on Thursday 8th possibly work for you? If so, please can you send me an outlook invitation.

Joanne

Councillor Joanne Simpson

Labour Councillor for Prince's ward

Sent from my iPad

From: Neil [REDACTED]
Sent: 01 July 2021 09:15
To: Cllr Jon Davies <[REDACTED]>
Cc: [REDACTED]
Subject: Re: Architect

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Jon,

I have copied in [REDACTED] from GRID architects who you met on Monday evening.

Whilst writing, do you know whether Cllr Amos and / or Cllr Simpson would like us to present the proposals to them as they were not able to make the meeting on Monday? We would be happy to do so.

Kind regards,

Neil

Neil [REDACTED]
[REDACTED]

M [REDACTED]



lifestory.group

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On Thu, 1 Jul 2021 at 07:45, Cllr Jon Davies

[REDACTED] wrote:

Good morning,

Thanks for the presentation and being willing to share the slides at once. I found that helpful.

A request, and I can assure you nothing to do with Woodlands, can you send me an email for the architect who did the presentation?

Jon Davies
Labour Councillor for Princes Ward.
Policy Lead on The Living Wage.



Prince's Team

Blog: [SE11view.wordpress.com](https://se11view.wordpress.com) Twitter prin
ceswardjond

Councillor surgeries:

During the Coronavirus epidemic we will be
suspending face-to-face surgeries. Please
email or phone us for support.

Your MP is Florence Eshalomi email her on:



**Children in Lambeth are in urgent need of safe loving
homes.** Now, more than ever.

Watch our upcoming Q&A event to find out
more www.lambeth.gov.uk/foster-hero

From: Donald Considine [REDACTED]
Sent: 14 July 2021 09:42
To: [REDACTED]
Attachments: 210713 Woodlands - ME note on heritage impacts_FINAL.PDF

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] following our presentation (in particular [REDACTED] query) Montague Evans have put together a note on heritage harm in relation to the key views, which I have attached.

Thanks

Donald Considine
Director

t [REDACTED]

[REDACTED]

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tp benett One America Street, London SE1 ONE



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From: Donald Considine [REDACTED]
Sent: 14 July 2021 12:16
To: [REDACTED]
Subject: PPA

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Hi [REDACTED] I am just finishing the PPA (and apologies for not getting this done sooner); we had a discussion some time ago around billing, and this concluded that in effect there could be time sheets around officer time. I think this would be particularly useful as the start date covers officer time and work, separate form the pre app. Hope that makes sense.

Thanks

Donald Considine
Director

t [REDACTED]

[REDACTED]
www.tpbenett.com

tp benett One America Street, London SE1 ONE



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From: [REDACTED]
Sent: 20 July 2021 13:19
To: Donald Considine
Subject: RE: PPA

Hi Donald,

Yes we record time spent and that can be issued along with the invoice upon request.

Also, once the PPA is signed I'll be able to provide written comments on the scheme so far.

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine <[REDACTED]>
Sent: 14 July 2021 12:16
To: [REDACTED]
Subject: PPA

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Thanks

Donald Considine

Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 ONE



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From: Donald Considine [REDACTED]
Sent: 20 July 2021 14:11
To: [REDACTED]
Subject: RE: PPA

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Hi [REDACTED], thanks and understood, I thought that might be the case in terms of written comments. As an aside could we set up a short officer meeting (not a formal pre app of any sort), just to pick up thoughts and feedback following the Cllr and residents meetings? I am thinking possibly you and Rob?

Donald Considine

Director

t [REDACTED]
[REDACTED]
www.tpbenett.com

tp benett One America Street, London SE1 0NE

From: [REDACTED]
Sent: 20 July 2021 13:19
To: Donald Considine [REDACTED]
Subject: RE: PPA

Hi Donald,

Yes we record time spent and that can be issued along with the invoice upon request.

Also, once the PPA is signed I'll be able to provide written comments on the scheme so far.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 14 July 2021 12:16

To: [REDACTED]

Subject: PPA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED], I am just finishing the PPA (and apologies for not getting this done sooner); we had a discussion some time ago around billing, and this concluded that in effect there could be time sheets around officer time. I think this would be particularly useful as the start date covers officer time and work, separate from the pre app. Hope that makes sense.

Thanks

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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From: Neil [REDACTED]
Sent: 21 July 2021 10:40
To: Harminder Brainch
Cc: Cllr Jon Davies; [REDACTED] Cllr David Amos; Cllr Joanne Simpson
Subject: Re: Follow Up-Woodlands site

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Hi Harminder,

Thank you for the below, this is helpful.

We are just finalising the presentation document to incorporate the additional requests that you sent across last week. This will seek to ensure that the document covers everything that you are looking for. I am hoping to get this across to you in the next couple of days.

I look forward to receiving your formal feedback once this is available.

Kind regards,

Neil

Neil [REDACTED]
[REDACTED]

M [REDACTED]



lifestory.group

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On Wed, 21 Jul 2021 at 10:31, [REDACTED] wrote:

Dear Neil, Jon and [REDACTED]

Once we receive the revised residents presentation it will be circulated to all those on our email subscriber list and we will highlight it through other newsletters and channels. As we are now essentially in the school and summer holidays there may be some challenges in securing the depth and breadth of feedback which has normally be seen from the community, but we will do what we can.

There will also be a series of discussions with some of the community resident bodies that were present on 14 July 2021 and individuals, but particularly those that could not attend last week.

The community will be expecting that there will be some meaningful consideration of their feedback in this early formulative pre-application stage. It is my intention as already flagged to compile all the feedback we receive together with an outline assessment of the initial design proposals and put them into a report which we hope will assist and facilitate the early shaping of the design proposals.

I will keep you posted on any pertinent questions or other matters from our side.

Kind regards

Harminder Brainch

Stop the Blocks Community Action Group

From: Donald Considine [REDACTED]
Sent: 21 July 2021 15:19
To: [REDACTED]
Subject: PPA

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

Final comments on the PPA:

- para 11.3 isn't necessary. If you feel that it is, the individuals named are out of date and would need to be amended (or the specific names simply removed).
- There is no PO necessary for this.
- Please include my Neil Sams details for any invoicing queries.

Thanks

Donald Considine
Director

t [REDACTED]

[REDACTED]

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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 23 July 2021 08:44
To: [REDACTED]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

Are you around for a pick up as to where we are, Monday?

Thanks

Donald Considine
Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

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[REDACTED]

From: [REDACTED]
Sent: 23 July 2021 09:42
To: Donald Considine
Subject: RE:

Hi Donald,

Yes, would 2:30pm be ok?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 23 July 2021 08:44
To: [REDACTED]
Subject:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

Are you around for a pick up as to where we are, Monday?

Thanks

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 23 July 2021 09:44
To: [REDACTED]
Subject: RE: RE:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] 2.30 is good for me. I will make it formal and send a teams invite!

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 ONE

From: [REDACTED]
Sent: 23 July 2021 09:42
To: Donald Considine [REDACTED]
Subject: RE:

Hi Donald,

Yes, would 2:30pm be ok?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 23 July 2021 08:44
To: [REDACTED]
Subject:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

Are you around for a pick up as to where we are, Monday?

Thanks

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 26 July 2021 14:34
To: [REDACTED]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] are you there?

Donald Considine
Director

t [REDACTED]

[REDACTED]

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From: [REDACTED]
Sent: 26 July 2021 16:37
To: Donald Considine
Subject: RE: PPA
Attachments: Woodlands 3 - PPA draft 260721.docx

Hi Donald,

I've amended the draft as suggested. I've also updated the project timeline to reflect where we are today. The timeline can always be revised by written agreement if needed.

If you're happy with this draft I'll issue a clean copy for signing.

Thanks,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine <[REDACTED]>
Sent: 21 July 2021 15:19
To: [REDACTED]
Subject: PPA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED],

Final comments on the PPA:

- para 11.3 isn't necessary. If you feel that it is, the individuals named are out of date and would need to be amended (or the specific names simply removed).
- There is no PO necessary for this.
- Please include my Neil Sams details for any invoicing queries.

Thanks

Donald Considine
Director

t [REDACTED]

[REDACTED]

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From: Donald Considine [REDACTED]
Sent: 29 July 2021 08:34
To: [REDACTED]
Subject: PPA
Attachments: Woodlands 3 - PPA 260721 (NS signed).pdf

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

The client has signed the PPA (attached).

Thanks

Donald Considine
Director

t [REDACTED]

[REDACTED]

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From: Donald Considine <[REDACTED]>
Sent: 30 July 2021 15:44
To: [REDACTED]
Subject: woodlands

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] now that the PPA is signed, we would like to get another pre app in the diaries – ideally in August. Happy to discuss, but I am sure we can prioritise availability around yourselves, if you can find some dates?

Donald Considine

Director

t [REDACTED]
[REDACTED]

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From: [REDACTED]
Sent: 02 August 2021 20:05
To: 'Donald Considine'
Subject: RE: woodlands

Hi Donald,

I'm waiting for confirmations from our side but would 2-3:30pm on the 19th work for your side?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 30 July 2021 15:44
To: [REDACTED]
Subject: woodlands

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] now that the PPA is signed, we would like to get another pre app in the diaries – ideally in August. Happy to discuss, but I am sure we can prioritise availability around yourselves, if you can find some dates?

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

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[REDACTED]

From: [REDACTED]
Sent: 02 August 2021 20:07
To: 'Donald Considine'
Subject: RE: PPA

Thanks Donald, I'll get it signed this end and return a copy.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 29 July 2021 08:34
To: [REDACTED]
Subject: PPA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

H [REDACTED]

The client has signed the PPA (attached).

Thanks

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

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From: Donald Considine [REDACTED]
Sent: 03 August 2021 08:20
To: [REDACTED]
Subject: RE: woodlands

Follow Up Flag: Follow up
Flag Status: Completed

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Hi [REDACTED] thanks for this – I will circulate and get confirmation, but in the meantime, if we could provisionally accept?

Thanks

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED]
Sent: 02 August 2021 20:05
To: Donald Considine [REDACTED]
Subject: RE: woodlands

Hi Donald,

I'm waiting for confirmations from our side but would 2-3:30pm on the 19th work for your side?

[REDACTED]
[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 30 July 2021 15:44

To: [REDACTED]

Subject: woodlands

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] now that the PPA is signed, we would like to get another pre app in the diaries – ideally in August. Happy to discuss, but I am sure we can prioritise availability around yourselves, if you can find some dates?

Donald Considine

Director

t [REDACTED]

[REDACTED]

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From: Donald Considine [REDACTED]
Sent: 03 August 2021 09:45
To: [REDACTED]
Subject: RE: woodlands

Follow Up Flag: Follow up
Flag Status: Completed

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Hi [REDACTED] I can confirm that the 19th works for us, if you can put in diaries, and I can confirm the attendance list from this side.

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

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From: Donald Considine
Sent: 03 August 2021 08:20
To: [REDACTED]
Subject: RE: woodlands

Hi [REDACTED] thanks for this – I will circulate and get confirmation, but in the meantime, if we could provisionally accept?

Thanks

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 ONE

From: [REDACTED]
Sent: 02 August 2021 20:05
To: Donald Considine [REDACTED]
Subject: RE: woodlands

Hi Donald,

I'm waiting for confirmations from our side but would 2-3:30pm on the 19th work for your side?

[REDACTED]

██████████
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: ██████████
Email: ██████████
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine ██████████
Sent: 30 July 2021 15:44
To: ██████████
Subject: woodlands

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi ██████████ now that the PPA is signed, we would like to get another pre app in the diaries – ideally in August. Happy to discuss, but I am sure we can prioritise availability around yourselves, if you can find some dates?

Donald Considine
Director

t ██████████
██████████
www.tpbenett.com

tp benett One America Street, London SE1 0NE



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From: Donald Considine <[REDACTED]>
Sent: 04 August 2021 09:33
To: [REDACTED]
Subject: pre app feedback

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Hi [REDACTED] prior to the next pre app on the 19th, and now that the pre app has been resolved, it would be really useful to get the formal pre app response on the previous presentations?

Thanks and happy to discuss

Donald Considine
Director

t [REDACTED]
[REDACTED]

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From: Donald Considine [REDACTED]
Sent: 09 August 2021 07:21
To: [REDACTED]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Morning [REDACTED] hope you are well. I am just chasing confirmation for the 19th, and the formal previous pre app feedback, if that is available?

Thanks and more than happy to discuss!

Donald Considine
Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

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[REDACTED]

From: [REDACTED]
Sent: 09 August 2021 09:49
To: Donald Considine
Subject: RE:

Hi Donald,

The 19th is confirmed. I'm still drafting the written response I'm afraid. I've been diverted by some urgent matters but I'm aiming to have it ready this week.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 09 August 2021 07:21
To: [REDACTED]
Subject:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Morning [REDACTED] hope you are well. I am just chasing confirmation for the 19th, and the formal previous pre app feedback, if that is available?

Thanks and more than happy to discuss!

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 09 August 2021 09:58
To: [REDACTED]
Subject: RE: RE:

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Thanks [REDACTED] hope everything ok - it would be useful if we could get the formal positions established prior to the 19th, so that they can be built into that pre app discussion.

Thanks and happy to discuss

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 0NE

From: [REDACTED]
Sent: 09 August 2021 09:49
To: Donald Considine [REDACTED]
Subject: RE:

Hi Donald,

The 19th is confirmed. I'm still drafting the written response I'm afraid. I've been diverted by some urgent matters but I'm aiming to have it ready this week.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 09 August 2021 07:21

To: [REDACTED]

Subject:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Morning [REDACTED] hope you are well. I am just chasing confirmation for the 19th, and the formal previous pre app feedback, if that is available?

Thanks and more than happy to discuss!

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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From: Donald Considine [REDACTED]
Sent: 10 August 2021 11:51
To: [REDACTED]
Subject: pre app 19th

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

We will be looking to submit the pre app document for this meeting on the 16th – hopefully that works for you?

Donald Considine
Director

t [REDACTED]
[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 0NE



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[REDACTED]

From: [REDACTED]
Sent: 10 August 2021 12:23
To: Donald Considine
Subject: RE: pre app 19th

Hi Donald,

That's fine, thanks.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 10 August 2021 11:51
To: [REDACTED]
Subject: pre app 19th

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

We will be looking to submit the pre app document for this meeting on the 16th – hopefully that works for you?

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 ONE



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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 10 August 2021 12:44
To: [REDACTED]
Subject: RE: pre app 19th

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks [REDACTED]

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 ONE

From: [REDACTED]
Sent: 10 August 2021 12:23
To: Donald Considine [REDACTED]
Subject: RE: pre app 19th

Hi Donald,

That's fine, thanks.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 10 August 2021 11:51
To: [REDACTED]
Subject: pre app 19th

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

We will be looking to submit the pre app document for this meeting on the 16th – hopefully that works for you?

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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[REDACTED]

From: Donald Considine <[REDACTED]>
Sent: 13 August 2021 07:01
To: [REDACTED]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Morning [REDACTED] any news on the formal pre app responses? We are putting together the next document for submission on Monday; any position before then would be useful!

Thanks
Sent from my iPhone

[REDACTED]

From: [REDACTED]
Sent: 13 August 2021 12:37
To: Donald Considine
Subject: RE:

Hi Donald,

The written advice is with my manager for review and I should be able to send it over by the end of the day.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications Planning, Transport and Development Sustainable Growth and Opportunity
Directorate London Borough of Lambeth

Tel: [REDACTED]

Email: [REDACTED]

Web: <http://www.lambeth.gov.uk>

Lambeth is leading on a project to develop a new digital tool to make submitting a planning application quicker and easier. We're keen to hear about your experience of submitting an application so that we can use this to help us design the best possible solution: [Click here for Survey](#)

-----Original Message-----

From: Donald Considine <[REDACTED]>

Sent: 13 August 2021 07:01

To: [REDACTED]

Subject:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Morning [REDACTED] any news on the formal pre app responses? We are putting together the next document for submission on Monday; any position before then would be useful!

Thanks

Sent from my iPhone

[REDACTED]

From: Donald Considine [REDACTED] >
Sent: 13 August 2021 12:50
To: [REDACTED]
Subject: RE: RE:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks [REDACTED] With that in mind are we ok to submit the document on Tuesday/ Wednesday so that we have some time to incorporate the comments?

Thanks again

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From [REDACTED]
Sent: 13 August 2021 12:37
To: Donald Considine [REDACTED]
Subject: RE:

Hi Donald,

The written advice is with my manager for review and I should be able to send it over by the end of the day.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth
Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

Lambeth is leading on a project to develop a new digital tool to make submitting a planning application quicker and easier.

We're keen to hear about your experience of submitting an application so that we can use this to help us design the best possible solution:

Click here for Survey

-----Original Message-----

From: Donald Considine <[REDACTED]>
Sent: 13 August 2021 07:01

To: [REDACTED]

Subject:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Morning [REDACTED] any news on the formal pre app responses? We are putting together the next document for submission on Monday; any position before then would be useful!

Thanks

Sent from my iPhone

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[REDACTED]

From: [REDACTED]
Sent: 13 August 2021 16:02
To: Donald Considine
Subject: RE: RE:
Attachments: Woodlands 2 - Issues Tracker 130821 v2.docx

Hi Donald,

Please see attached issues tracker.

I'm happy for the document to be submitted later to allow for a review of the tracker.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

Lambeth is leading on a project to develop a new digital tool to make submitting a planning application quicker and easier. We're keen to hear about your experience of submitting an application so that we can use this to help us design the best possible solution:

[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 13 August 2021 12:50
To: [REDACTED]
Subject: RE: RE:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks [REDACTED] With that in mind are we ok to submit the document on Tuesday/ Wednesday so that we have some time to incorporate the comments?

Thanks again

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbenett.com

tp benett One America Street, London SE1 ONE

From: [REDACTED]
Sent: 13 August 2021 12:37
To: Donald Considine [REDACTED]
Subject: RE:

Hi Donald,

The written advice is with my manager for review and I should be able to send it over by the end of the day.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth
Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

Lambeth is leading on a project to develop a new digital tool to make submitting a planning application quicker and easier.

We're keen to hear about your experience of submitting an application so that we can use this to help us design the best possible solution:

Click here for Survey

-----Original Message-----

From: Donald Considine [REDACTED]
Sent: 13 August 2021 07:01
To: [REDACTED]
Subject:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Morning [REDACTED] any news on the formal pre app responses? We are putting together the next document for submission on Monday; any position before then would be useful!

Thanks
Sent from my iPhone

Disclaimers apply - full details at www.lambeth.gov.uk/email-disclaimer<<https://www.lambeth.gov.uk/email-disclaimer>>

From: Donald Considine <[REDACTED]>
Sent: 13 August 2021 18:22
To: [REDACTED]
Subject: RE: RE:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] thanks for this, I will circulate to the team.

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 ONE

From: [REDACTED]
Sent: 13 August 2021 16:02
To: Donald Considine <[REDACTED]>
Subject: RE: RE:

Hi Donald,

Please see attached issues tracker.

I'm happy for the document to be submitted later to allow for a review of the tracker.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine <[REDACTED]>
Sent: 13 August 2021 12:50
To: [REDACTED]
Subject: RE: RE:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks [REDACTED]! With that in mind are we ok to submit the document on Tuesday/ Wednesday so that we have some time to incorporate the comments?

Thanks again

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED]

Sent: 13 August 2021 12:37

To: Donald Considine [REDACTED]

Subject: RE:

Hi Donald,

The written advice is with my manager for review and I should be able to send it over by the end of the day.

[REDACTED]

[REDACTED]

Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]

Email: [REDACTED]

Web: <http://www.lambeth.gov.uk>

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We're keen to hear about your experience of submitting an application so that we can use this to help us design the best possible solution:

Click here for Survey

-----Original Message-----

From: Donald Considine [REDACTED]

Sent: 13 August 2021 07:01

To: [REDACTED] >

Subject:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Morning [REDACTED] any news on the formal pre app responses? We are putting together the next document for submission on Monday; any position before then would be useful!

Thanks
Sent from my iPhone

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Disclaimers apply - full details at www.lambeth.gov.uk/email-disclaimer

[REDACTED]

From: Donald Considine [REDACTED]
Sent: 16 August 2021 14:18
To: [REDACTED]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED], just to say thanks again for the tracker on Friday, which we are currently working through. We have a run-through of the document tomorrow afternoon and it may be Wednesday when we get over. In no circumstances do we want to defer the pre app, so if this doesn't work for you let me know. Hope that makes sense!

Thanks

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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[REDACTED]

From: [REDACTED]
Sent: 17 August 2021 14:53
To: Donald Considine
Subject: RE:

Hi Donald,

That's fine, we're still good for Thursday.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 16 August 2021 14:18
To: [REDACTED]
Subject:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED], just to say thanks again for the tracker on Friday, which we are currently working through. We have a run-through of the document tomorrow afternoon and it may be Wednesday when we get over. In no circumstances do we want to defer the pre app, so if this doesn't work for you let me know. Hope that makes sense!

Thanks

Donald Considine
Director

t [REDACTED]
[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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[Redacted]

From: Donald Considine [Redacted]
Sent: 18 August 2021 11:30
To: [Redacted]
Subject: tomorrow pre app.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [Redacted] I will be sending over the document later today, in the meantime I am having some confusion over who has invites; so this is our invite list if you wouldn't mind inviting. Apologies!

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Donald Considine
Director
t [Redacted]
[Redacted]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE



[Click here](#) to read our email disclaimer. *Think before you print*

[Redacted]

From: [Redacted]
Sent: 18 August 2021 11:55
To: 'Donald Considine'
Subject: RE: tomorrow pre app.

Hi Donald,

Thanks, there were a few missing so I've resent the invitation to everyone.

[Redacted]

[Redacted]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [Redacted]
Email [Redacted]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine <[Redacted]>
Sent: 18 August 2021 11:30
To: [Redacted]
Subject: tomorrow pre app.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [Redacted] I will be sending over the document later today, in the meantime I am having some confusion over who has invites; so this is our invite list if you wouldn't mind inviting. Apologies!

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

Donald Considine
Director

t [Redacted]
[Redacted]

www.tpbenett.com

tp benett One America Street, London SE1 0NE



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From: Donald Considine <[REDACTED]>
Sent: 18 August 2021 11:58
To: [REDACTED]
Subject: RE: tomorrow pre app.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks [REDACTED]

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbenett.com

tp benett One America Street, London SE1 ONE

From: [REDACTED]
Sent: 18 August 2021 11:55
To: Donald Considine [REDACTED]
Subject: RE: tomorrow pre app.

Hi Donald,

Thanks, there were a few missing so I've resent the invitation to everyone.

[REDACTED]
[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine <[REDACTED]>
Sent: 18 August 2021 11:30
To: [REDACTED]
Subject: tomorrow pre app.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] I will be sending over the document later today, in the meantime I am having some confusion over who has invites; so this is our invite list if you wouldn't mind inviting. Apologies!

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

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[REDACTED]

From: [REDACTED]
Sent: 18 August 2021 16:46
To: Donald Considine
Subject: Woodlands Signed PPA
Attachments: Woodlands 3 - PPA 260721 (NS signed, with RB signature).pdf

Hi Donald,

Please see attached signed PPA for your records.

Thanks,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

[REDACTED]

From: Donald Considine [REDACTED]
Sent: 18 August 2021 16:50
To: [REDACTED]
Subject: RE: Woodlands Signed PPA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks [REDACTED] pre app document just being cleared should be with me in the next ten mins and I will forward straight tp you.

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 ONE

From: [REDACTED]
Sent: 18 August 2021 16:46
To: Donald Considine [REDACTED]
Subject: Woodlands Signed PPA

Hi Donald,

Please see attached signed PPA for your records.

Thanks,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)



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From: Donald Considine <[REDACTED]>
Sent: 18 August 2021 17:17
To: [REDACTED]
Subject: pre app document

Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

There is a link to the pre app document here Pre-app 03 document uploaded to the GRID Cloud [here](#). Password: [REDACTED]

Apologies, but I understand that there is a problem with chrome so this the easiest way to get it to you (note password above)

Thanks

Donald Considine
Director

[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 ONE

[REDACTED]

From: [REDACTED]
Sent: 18 August 2021 20:56
To: 'Donald Considine'
Subject: RE: pre app document

Hi Donald,

Thanks I've managed to download it

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

Lambeth is leading on a project to develop a new digital tool to make submitting a planning application quicker and easier. We're keen to hear about your experience of submitting an application so that we can use this to help us design the best possible solution:

[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 18 August 2021 17:17
To: [REDACTED]
Subject: pre app document
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

There is a link to the pre app document here Pre-app 03 document uploaded to the GRID Cloud [here](#). Password:

[REDACTED]

Apologies, but I understand that there is a problem with chrome so this the easiest way to get it to you (note password above)

Thanks

Donald Considine
Director



www.tpbenett.com

tp benett One America Street, London SE1 0NE

[REDACTED]

From: Donald Considine [REDACTED]
Sent: 19 August 2021 11:22
To: [REDACTED]
Subject: invites (again)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

Apologies, one more attendee:

[REDACTED]

Can I check that the invites went out yesterday, as I haven't received an updated one? (I understand this may be as I had it already)

Donald Considine
Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 ONE



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[Redacted]

From: [Redacted]
Sent: 19 August 2021 11:46
To: Donald Considine
Subject: RE: invites (again)

Hi Donald,

I've added that one to the list and he's just accepted.

The full list is as follows:

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

[Redacted]

[Redacted]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [Redacted]
Email [Redacted]
Web: <http://www.lambeth.gov.uk>

Lambeth is leading on a project to develop a new digital tool to make submitting a planning application quicker and easier. We're keen to hear about your experience of submitting an application so that we can use this to help us design the best possible solution:

[Click here for Survey](#)

From: Donald Considine <[Redacted]>
Sent: 19 August 2021 11:22
To: [Redacted]
Subject: invites (again)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [Redacted]

Apologies, one more attendee:

[REDACTED]

Can I check that the invites went out yesterday, as I haven't received an updated one? (I understand this may be as I had it already)

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 20 August 2021 15:59
To: [REDACTED]
Subject: FW: 21015 - Anthology Kennington: Pre-app 03 Document

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] the final document on the link below. We are also putting together the additional views requested, which hopefully I should be able to send to you and [REDACTED] later this afternoon (I think you are on leave after today, in which case have a good time)

Please find the final Pre-App 03 document uploaded to the GRID Cloud [here](#). Password: [REDACTED]

Donald Considine

Director

t [REDACTED]
[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 0NE

[REDACTED]

From: Donald Considine [REDACTED]
Sent: 25 August 2021 09:34
To: [REDACTED]
Subject: Anthology Kennington: Additional VUCity Images

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] and [REDACTED] the requested images can be accessed below. Without stating the obvious it is worth noting that these are transitory. On the George Mathers one, I think we show that there is little difference between the 12 and the 14, and that while it is not reasonable to wholly retain a silhouette from *every* angle, there is a balance and the silhouette is not compromised per se.

Hope this helps and happy to discuss.

Please find the additional [VU.CITY](#) images uploaded to the GRID Cloud [here](#). Password: [REDACTED]

Donald Considine
Director

t [REDACTED]
[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: Donald Considine [REDACTED]
Sent: 02 September 2021 11:53
To: [REDACTED]
Subject: woodlands

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] hope you had a good holiday, and just thought I would pick up where we are. As an aside, I know you sent over your issues tracker, which was very helpful, but the client is still seeking a formal response, if that makes sense. Anyway, happy to discuss.

Donald Considine

Director

t [REDACTED]
[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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From: [REDACTED]
Sent: 02 September 2021 13:53
To: 'Donald Considine'
Subject: RE: woodlands

Hi Donald,

I had a good break thanks.

Do you need a formal pre-app response letter? We don't usually provide one in addition to the tracker. I can prepare one but it will take a little time to do so.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

Lambeth is leading on a project to develop a new digital tool to make submitting a planning application quicker and easier. We're keen to hear about your experience of submitting an application so that we can use this to help us design the best possible solution:

[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 02 September 2021 11:53
To: [REDACTED]
Subject: woodlands

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] hope you had a good holiday, and just thought I would pick up where we are. As an aside, I know you sent over your issues tracker, which was very helpful, but the client is still seeking a formal response, if that makes sense. Anyway, happy to discuss.

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbenett.com

tp benett One America Street, London SE1 ONE



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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 02 September 2021 14:33
To: [REDACTED]
Subject: RE: woodlands

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

Thanks for this – I will confer with the client!

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED]
Sent: 02 September 2021 13:53
To: Donald Considine [REDACTED]
Subject: RE: woodlands

Hi Donald,

I had a good break thanks.

Do you need a formal pre-app response letter? We don't usually provide one in addition to the tracker. I can prepare one but it will take a little time to do so.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

Lambeth is leading on a project to develop a new digital tool to make submitting a planning application quicker and easier. We're keen to hear about your experience of submitting an application so that we can use this to help us design the best possible solution:

[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 02 September 2021 11:53

To: [REDACTED]

Subject: woodlands

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] hope you had a good holiday, and just thought I would pick up where we are. As an aside, I know you sent over your issues tracker, which was very helpful, but the client is still seeking a formal response, if that makes sense. Anyway, happy to discuss.

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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From: [REDACTED]
Sent: 02 September 2021 17:36
To: Donald Considine
Subject: RE: 21015 - Anthology Kennington: Pre-app 03 Document

Hi Donald,

I've tried to access the file but the link doesn't seem to work. Please could you check with GRID?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED]
Sent: 20 August 2021 15:59
To: [REDACTED]
Subject: FW: 21015 - Anthology Kennington: Pre-app 03 Document

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] the final document on the link below. We are also putting together the additional views requested, which hopefully I should be able to send to you and [REDACTED] later this afternoon (I think you are on leave after today, in which case have a good time)

Please find the final Pre-App 03 document uploaded to the GRID Cloud [here](#). Password [REDACTED]

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbenett.com

tp benett One America Street, London SE1 ONE

[REDACTED]

From: Donald Considine <D [REDACTED]>
Sent: 02 September 2021 17:42
To: [REDACTED]
Subject: RE: 21015 - Anthology Kennington: Pre-app 03 Document

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] I presume it was time dependant. I will get GRID to sort out.

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 ONE

From: [REDACTED]
Sent: 02 September 2021 17:36
To: Donald Considine [REDACTED]
Subject: RE: 21015 - Anthology Kennington: Pre-app 03 Document

Hi Donald,

I've tried to access the file but the link doesn't seem to work. Please could you check with GRID?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

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Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 0NE

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[REDACTED]

From: Donald Considine <[REDACTED]>
Sent: 03 September 2021 09:40
To: [REDACTED]
Subject: additional views

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

Hopefully this works, if not let me know

Please find the additional [VU.CITY](#) images uploaded to the GRID Clou [REDACTED]. Password: [REDACTED]

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 0NE



[Click here](#) to read our email disclaimer. **Think before you print**

[REDACTED]

From: [REDACTED]
Sent: 03 September 2021 11:15
To: Donald Considine
Subject: RE: additional views

Thanks Donald, that worked

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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Sent: 03 September 2021 09:40
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Hi [REDACTED]

Hopefully this works, if not let me know

Please find the additional [VU.CITY](#) images uploaded to the GRID Clou [REDACTED]. Password: [REDACTED]

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE



[Click here](#) to read our email disclaimer. *Think before you print*

[REDACTED]

From: [REDACTED]
Sent: 10 September 2021 11:49
To: Cllr Jon Davies
Cc: Robert O'Sullivan; Rob Bristow
Subject: RE: An invitation to an online public consultation regarding revised proposals for Woodlands Nursing Home & Masters House

Dear Cllr Davies,

Officers were not aware of the applicant's intention to undertake this consultation and we agree that it would have benefited from further consideration and discussion with the LPA and Stop the Blocks. I've contacted the applicant to express this and agreed that the consultation strategy will be discussed with the LPA and StB going forward.

Kind regards,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Cllr Jon Davies [REDACTED]
Sent: 08 September 2021 16:54
To: [REDACTED]
Cc: Robert O'Sullivan [REDACTED]; Rob Bristow [REDACTED]
Subject: An invitation to an online public consultation regarding revised proposals for Woodlands Nursing Home & Masters House

This seems a bit premature - nobody from Stop the blocks was consulted - where are we with the pre-app?

Jon Davies

Labour Councillor for Princes Ward.

Policy Lead on The Living Wage.

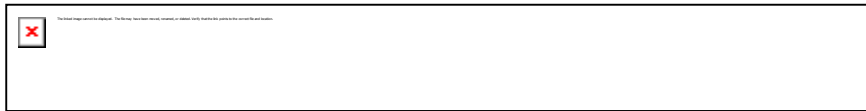
[REDACTED]

Councillor surgeries:

Our surgeries are held on the first Saturday of the month at 10–11 am at the Carmelita Centre in Vauxhall Walk SE11 5JT and on the third Wednesday of the month 6–7 pm at The Durning Library, Kennington Lane SE11 4HF.

Your MP is Florence Eshalomi email her on:

[REDACTED]



Children in Lambeth are in urgent need of safe loving homes. Now, more than ever.

Watch our upcoming Q&A event to find out more www.lambeth.gov.uk/foster-hero

From: Stop the Blocks [REDACTED]
Sent: 08 September 2021 16:00
To: Neil [REDACTED]
Cc: Cllr Joanne Simpson [REDACTED] >; Cllr Jon Davies [REDACTED]; Cllr David Amos [REDACTED] >
Subject: Fwd: An invitation to an online public consultation regarding revised proposals for Woodlands Nursing Home & Masters House

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Neil,
Always nice to be bypassed and undermined.
Kind regards
Harminder Brainch

Begin forwarded message:

From: [REDACTED]
Date: 8 September 2021 at 15:48:56 BST
To: contactstoptheblocks@gmail.com
Subject: An invitation to an online public consultation regarding revised proposals for Woodlands Nursing Home & Masters House

Dear Stop the Blocks,

I hope you are well and I wanted to get in touch with you to let you know that letters will be delivered to almost 7,000 local homes and businesses tomorrow inviting the community to view and comment on Lifestory's new plans for the residential-led redevelopment of Woodlands Nursing Home & Masters House. For ease, I have attached the resident letter to this email.

As the letter sets out, at the consultation website www.KenningtonStage.co.uk the community can download Lifestory's consultation document which sets out their new plans, and people can pass on their views via an online feedback form. Residents can also email their views directly to us, and they can also call us, and we will arrange home visits to anyone who requests one.

We are also holding two community webinars, on Wednesday 15th and Tuesday 21st September, and we are also going to be conducting a door-to-door knock of the site's immediate local residents on Friday 17th September. Together, these aims to ensure that local residents can speak to the team directly and given further encouragement to have their say.

As well as our letter drop to local residents and this email of invitation, we would be grateful if you would consider sharing news of this new consultation to local people via any emails or social media posts you were considering in the coming days.

We are keen to ensure that as many people have their say as possible so that they can shape the plans before a new application is submitted to the London Borough of Lambeth.

Should you have any queries or questions, or would like to meet the team to discuss the plans in greater detail, please do not hesitate to get in touch. Simply respond to this email or call me directly on 07902 112 829.

Yours sincerely,

[Redacted signature]

[Redacted name]

Associate Director



T: [Redacted phone number]

[Redacted phone number]

[Redacted phone number]

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44-48 Paul Street

London EC2A 4LB

www.kandaconsulting.co.uk

contained in this message or in any attachment. Any files attached to this email will have been checked by us with virus detection software before transmission. You should carry out your own virus checks before opening any attachment. We accept no liability for any loss or damage of any kind which may be caused by software viruses.

From: [REDACTED]
Sent: 10 September 2021 11:49
To: Cllr Jon Davies
Cc: Robert O'Sullivan; Rob Bristow
Subject: RE: An invitation to an online public consultation regarding revised proposals for Woodlands Nursing Home & Masters House

Apologies, I forgot to add that we are still in pre-application discussions with the applicant.

Kind regards,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: [REDACTED]
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Subject: RE: An invitation to an online public consultation regarding revised proposals for Woodlands Nursing Home & Masters House

Dear Cllr Davies,

Officers were not aware of the applicant's intention to undertake this consultation and we agree that it would have benefited from further consideration and discussion with the LPA and Stop the Blocks. I've contacted the applicant to express this and agreed that the consultation strategy will be discussed with the LPA and StB going forward.

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Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

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From: Cllr Jon Davies [REDACTED]

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Cc: Robert O'Sullivan [REDACTED] Rob Bristow [REDACTED]

Subject: An invitation to an online public consultation regarding revised proposals for Woodlands Nursing Home & Masters House

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Jon Davies

Labour Councillor for Princes Ward.

Policy Lead on The Living Wage.

[REDACTED]

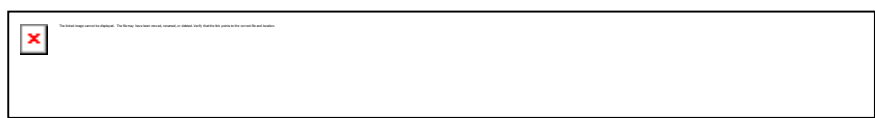
Prince's Team Blog: SE11view.wordpress.com Twitter [princeswardjond](https://twitter.com/princeswardjond)

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[REDACTED]



Children in Lambeth are in urgent need of safe loving homes. Now, more than ever.

Watch our upcoming Q&A event to find out more www.lambeth.gov.uk/foster-hero

From: Stop the Block [REDACTED] >

Sent: 08 September 2021 16:00

To: Neil [REDACTED]

Cc: Cllr Joanne Simpson [REDACTED]; Cllr Jon Davies [REDACTED]; Cllr David Amos [REDACTED]

Subject: Fwd: An invitation to an online public consultation regarding revised proposals for Woodlands Nursing Home & Masters House

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Yours sincerely,

[Redacted]

[Redacted]

Associate Director



T: [Redacted]

[Redacted]

[Redacted]

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London EC2A 4LB

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From: Donald Considine <[REDACTED]>
Sent: 13 September 2021 14:54
To: [REDACTED]
Subject: consultation
Attachments: Lifestory, Kennington Stage - Note on Community Consultation.docx

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Hi [REDACTED] as discussed I have attached a note on the consultation strategy.

Donald Considine
Director

t [REDACTED]

[REDACTED]

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tp benett One America Street, London SE1 ONE



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[REDACTED]

From: [REDACTED]
Sent: 23 September 2021 13:42
To: contactstoptheblocks@gmail.com
Subject: RE: Kennington Stage/Former Woodlands Nursing Home Community Feedback Report

Hi Harminder,

Thank for you for the reports. I'm having trouble opening Appendix 7. It doesn't seem to open in Acrobat Reader. Perhaps you could send me the Word version?

Kind regards,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: contactstoptheblocks@gmail.com [REDACTED] >
Sent: 22 September 2021 21:41
To: Cllr Jon Davies [REDACTED]; Cllr Joanne Simpson <[REDACTED]>; Cllr David Amos <[REDACTED]>; 'Neil [REDACTED]>
Subject: Kennington Stage/Former Woodlands Nursing Home Community Feedback Report

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear all,

Following the release of initial design proposals for the redevelopment of the former Woodlands nursing home site by the Lifestory Group on 29 June 2021 feedback was invited and collected from the Stop the Blocks Community Action Group (StB) community network and from the public.

Our sincere thanks to Lifestory Group who provided the detailed initial design proposals and also provided additional information that participants in the feedback process requested.

Feedback which has been provided to and collected by StB shows overwhelming rejection of the initial design proposals as they fail to address the six issues of the original proposals scheme which was rejected

on appeal for planning permission by the Planning Inspectorate on 7 January 2021. The content of the Planning Inspector's report is a material consideration for any proposed development of the site. The feedback on the current proposals also reflects a consensus of views that there are potentially negative aspects and outcomes from the initial proposals.

Main Report

The main report includes a summary of individual feedback, feedback from local residents associations and insights from local people experienced in planning, architecture, design and sustainability. This report will be published online by StB on its website.

The report's conclusions are on page 28 of the report with recommendations on page 30.

Appendix 7:Public Feedback

With the exception of a few individuals, feedback from members of the public has been anonymised to safeguard individuals' privacy and any identifying or personal information has been redacted. The appendix to the Residents Feedback report has been provided as a separate accompanying document in that format and only for the view, use and consideration of Lifestory Group's Planning Team, Lambeth Planning and elected representatives for planning evaluation purposes only. The feedback is not to be published online or shared beyond those aforementioned parties without the expressed permission of StB who will seek the permission of the respondent.

If there any comments which the aforementioned parties wish to discuss with the respondent that provided them, Stop the Blocks Community Action Group will liaise with the respondent and request their permission for the enquirer to contact and liaise directly with them.

Happy to assist with any questions or discuss further.

Kind regards

Harminder Brainch

[Stop the Blocks Community Action Group](#)

[REDACTED]

From: [REDACTED]
Sent: 23 September 2021 14:02
To: contactstoptheblocks@gmail.com
Subject: RE: Kennington Stage/Former Woodlands Nursing Home Community Feedback Report

Hi Harminder,

Thanks very much. This version works fine.

Kind regards,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: contactstoptheblocks@gmail.com [REDACTED]
Sent: 23 September 2021 13:59
To: [REDACTED]
Subject: RE: Kennington Stage/Former Woodlands Nursing Home Community Feedback Report

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED],

Please find attached a word version. Elements that were obscured to safeguard individual privacy has been marked as <Redacted> instead.

Please let me know if you have any questions or if I can assist.

Kind regards

Harminder

Stop the Blocks Community Action Group

From [REDACTED]
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To: contactstoptheblocks@gmail.com
Subject: RE: Kennington Stage/Former Woodlands Nursing Home Community Feedback Report

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Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

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Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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Kind regards

Harminder Brainch

[Stop the Blocks Community Action Group](#)

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[REDACTED]

From: [REDACTED]
Sent: 12 October 2021 10:12
To: Donald Considine
Subject: Woodlands FVA review
Attachments: vrp_{63F40265-3F5A-4BBA-88A2-598F5E340E88}.PDF

Hi Donald,

I understand that Neil Sams shared the attached FVA appraisal summary with Rob Bristow. Are you able to share the full FVA report so I can have it independently reviewed?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

[REDACTED]

From: Donald Considine [REDACTED]
Sent: 12 October 2021 10:15
To: [REDACTED]
Subject: RE: Woodlands FVA review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] I will request!

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbenett.com

tp benett One America Street, London SE1 ONE

From [REDACTED]
Sent: 12 October 2021 10:12
To: Donald Considine [REDACTED]
Subject: Woodlands FVA review

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[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

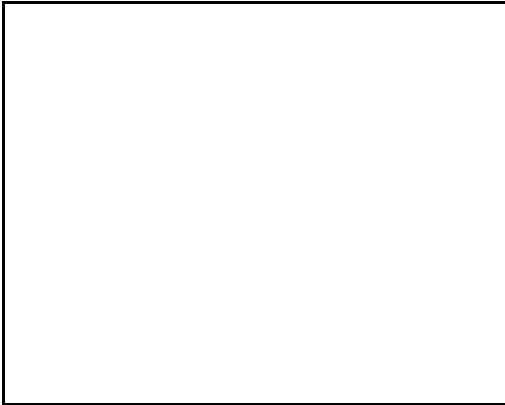
Tel: [REDACTED]
Email [REDACTED]
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Check out the Black History Month programme and book your tickets on Eventbrite. Follow Lambeth Black History Month on Facebook or Twitter

[REDACTED]

From: Donald Considine [REDACTED] >
Sent: 12 October 2021 11:41
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Subject: RE: Woodlands FVA review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] Hopefully I should have this over to you either today or tomorrow.

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 ONE

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[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

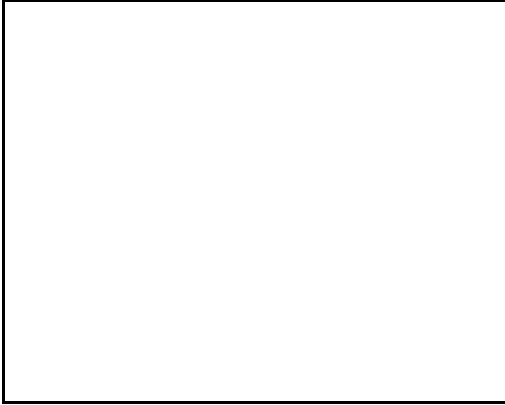
Tel: [REDACTED]
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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 14 October 2021 14:44
To: [REDACTED]
Subject: FW: Kennington Stage Viability
Attachments: Apartment Type Schedule - Rev G - With Pricing.xlsx; Order of Cost Estimate - Lifestory - Kennington 155 Scheme 12.10.21.pdf; Kennington Stage 155 Units 40% Affordable 14.10.21.pdf

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Hi [REDACTED] I have attached the viability, including the e-mail below.

Thanks

Donald Considine
Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 ONE

From: [REDACTED]
Sent: 14 October 2021 12:46
To: Neil [REDACTED] Donald Considine [REDACTED] >; [REDACTED]
[REDACTED]
Subject: Kennington Stage Viability

Neil,

You have asked for a summary of the viability position of the current 155 unit application.

Since we last engaged with viability in September 2020 the proposals have changed significantly. Where previously the scheme was 258 units rising to 29 storeys, the current scheme has reduced to 155 units over 14 storeys. You are reliant on GLA development funding to deliver the current proposals. There are two main conditions for the GLA funding:

- 1) The scheme must have a resolution to grant consent by Jan 2022 at the latest (so that the funding can be in place well before the March 2022 cut-off date).
- 2) The scheme must include 40% affordable housing by habitable room with a 60:40 tenure split in favour of London Affordable Rent.

The proposed scheme therefore includes 40% affordable by habitable room with a 60:40 tenure split in favour of London Affordable Rent. Please see attached an accommodation schedule.

We have appraised the proposed scheme. In the table below we discuss those appraisal inputs that we they have changed since we last appraised the scheme in Sept 2020.

Input	ME Sept 2020 Assumption (29 Storey 258 unit scheme)	ME Assumption Today (14 storey 155 unit scheme)	Justification
Private Values	██████████	██████████	<p>Between Sept 2020 and July 2021 (latest figures), Land Registry data for flats in Lambeth shows a 6% fall. Applying that market movement to our previous pricing of ██████ psf would result in an equivalent figure today of ██████</p> <p>However, the scheme is now less than half its previous height (14 storeys versus 29). That will significantly impact on achievable sales values. Units in the upper floors will no longer have the same penthouse-appeal, and views generally will be significantly worse.</p> <p>The location of the private homes is significantly inferior to the equivalent units in the appeal scheme. Other than a handful of studios, the private homes on the appeal scheme started on the 12th floor of the tower and all would have commanded impressive views. The private homes are now spread across all floors (including ground) with only those on the 8th floor and above enjoying any kind of far reaching view.</p> <p>Furthermore, the average private unit size in the current scheme is 634 sq ft, which is 10 percent larger than the appeal scheme's 580 sq ft.</p> <p>Taking into account market movements, the loss of 15 storeys, and the larger overall unit sizes, we have re-priced the 102 private units in the proposals. The pricing is shown in the attached schedule . Overall the pricing equates ██████ per sq ft.</p> <p>In effect, once market movements are accounted for (6% drop), the loss of 15 storeys and the increase in average unit size by 10% has resulted in a combined 7% negative impact on values compared to our previous ██████ psf. We consider this discount to be conservative given the wholesale changes to today's scheme compared to the previous one, and reserve the right to revisit this.</p>
GLA Grant	£nil	£28,000 per affordable unit = £1,484,000 overall	As per GLA rates
Build Costs	██████████	██████████	Construction cost estimate provided by Equals (attached)
Other costs	£nil	██████████ for Neighbourly Matters	Available on request
Professional Fees	10%	12%	During previous viability discussions we had adopted a market standard 10% professional

			<p>fee budget in the hope of reaching swift agreement.</p> <p>However, this project has always had three key areas which require more detailed consultant input and analysis which results in the fee requirement being higher than a typical project. These fees will be incurred at the planning stage as well as the detailed design stage. In summary:</p> <ul style="list-style-type: none"> • The scheme proposals now bridge over the LUL tunnel which will require increased interaction and sign off from LUL. The appeal scheme sat entirely outside of the exclusion zone. • Increased work has been carried out to address flooding issues. The Environment Agency objected to the previous planning application and the new scheme has been designed to avoid any ongoing issues due to the site being located in Flood Zone 2. It is anticipated that the supporting modelling will need to be shared with the EA and further dialogue and sign off will be required. • The proximity of listed buildings and several conservation areas requires detailed analysis, particularly in light of the specific comments raised by the Planning Inspector on the appeal scheme. Additional viewpoints and rendered images have been prepared for this planning application to demonstrate that any harm to those heritage assets has been minimised.
--	--	--	--

On the above basis the proposed scheme including 40% affordable by habitable room (60% LAR 40% Shared Ownership) generates a residual land value of [REDACTED] (see attached appraisal). This is circa [REDACTED] below our previously agreed Benchmark Land Value of £4,025,000. This shows that the scheme cannot technically support the proposed 40% affordable. Nevertheless, given the GLA funding context effectively tying you to provide 40% affordable, you must push ahead with the proposals as appraised, accepting the resultant sub-market returns.

Kind Regards

[REDACTED]

[REDACTED]
PARTNER

Montagu Evans LLP, 70 St Mary Axe, London, EC3A 8BE

d: [REDACTED]
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[REDACTED]

From: [REDACTED]
Sent: 15 October 2021 16:20
To: Bernstein, Jonathan (Avison Young - UK)
Subject: RE: Woodlands, Kennington - FVA review
Attachments: FW: Kennington Stage Viability

Hi Jonathan,

All is well here thanks although its exceptionally busy at the moment.

Attached is what the developer can provide at this stage. Does it provide enough to go on or should I request a full report?

Thanks,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Bernstein, Jonathan (Avison Young - UK) <jonathan.bernstein@avisonyoung.com>
Sent: 12 October 2021 10:08
To: [REDACTED] >
Subject: RE: Woodlands, Kennington - FVA review

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Hi [REDACTED]

Good to hear from you – all is well with me thanks – how's you?

We'd be happy to review this – but would suggest that we need to have sight of the full FVA prior to issuing a quote if that's ok?

Regards

J

[REDACTED]
Director
Land & Development

[REDACTED]
Avison Young

65 Gresham Street
London, EC2V 7NQ
United Kingdom



avisonyoung.co.uk



[Blog](#) | [Twitter](#) | [Property Listings](#) | [LinkedIn](#) | [YouTube](#) | [Instagram](#)

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From: [REDACTED]
Sent: 12 October 2021 09:46
To: [REDACTED]
Subject: Woodlands, Kennington - FVA review

CAUTION: External Sender

Hi [REDACTED],

I hope you're well?

I'm in pre-application discussions on a new scheme for the Woodlands site in Kennington, for which we had the planning inquiry last year. The developer is working on a smaller scheme to address the reasons for refusal. Attached is the pre-application document. It set out a number of options but the one they have done the FVA for is the 14-storey option with 155 units.

They've shared the FVA, which is just the appraisal summary. Would you be able to provide an initial review? I expect the applicant will be supplying further information in due course but it would be helpful to get your view at this early stage.

Please let me know what the fee would and I will get this agreed with the developer.

Thanks,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

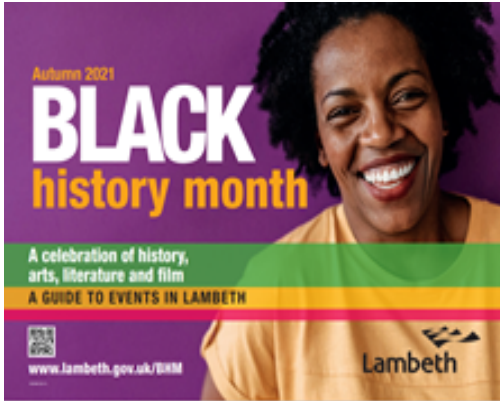
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Check out the Black History Month programme and book your tickets on Eventbrite. Follow Lambeth Black History Month on Facebook or Twitter

From: [REDACTED]
Sent: 18 October 2021 11:20
To: 'Donald Considine'
Subject: RE: Kennington Stage Viability
Attachments: RE: Woodlands, Kennington - FVA review

Hi Donald,

Thanks for this. Avison Young have provided a quote for the independent review as follows (and attached):

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In addition we require the allocation of a budget of £2,500 exclusive of VAT for any addendums and meetings. This will be undertaken on an hourly charge if required.

Once instructed (and the applicant successfully registered on our invoicing system) we can issue our draft response within 6 working days.

So it will be a review of the current information and the full FVA when that is ready. Please let me know if Anthology are happy to proceed on this basis.

Thanks,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

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From: Donald Considine [REDACTED]
Sent: 14 October 2021 14:44
To: [REDACTED]
Subject: FW: Kennington Stage Viability

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Hi [REDACTED] I have attached the viability, including the e-mail below.

Thanks

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 ONE

From: [REDACTED]

Sent: 14 October 2021 12:46

To: Neil [REDACTED] ; Donald Considine <[REDACTED]>; [REDACTED]

[REDACTED]

Subject: Kennington Stage Viability

Neil,

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Private Values	[REDACTED]	[REDACTED]	<p>Between Sept 2020 and July 2021 (latest figures), Land Registry data for flats in Lambeth shows a 6% fall. Applying that market movement to our previous pricing of [REDACTED] psf would result in an equivalent figure today of [REDACTED] psf.</p> <p>However, the scheme is now less than half its previous height (14 storeys versus 29). That will significantly impact on achievable sales values. Units in the upper floors will no longer have the same penthouse-appeal, and views generally will be significantly worse.</p> <p>The location of the private homes is significantly inferior to the equivalent units in the appeal scheme. Other than a handful of studios, the private homes on the appeal scheme started on the 12th floor of</p>

			<p>the tower and all would have commanded impressive views. The private homes are now spread across all floors (including ground) with only those on the 8th floor and above enjoying any kind of far reaching view.</p> <p>Furthermore, the average private unit size in the current scheme is 634 sq ft, which is 10 percent larger than the appeal scheme's 580 sq ft.</p> <p>Taking into account market movements, the loss of 15 storeys, and the larger overall unit sizes, we have re-priced the 102 private units in the proposals. The pricing is shown in the attached schedule . Overall the pricing equates to £826 per sq ft.</p> <p>In effect, once market movements are accounted for (6% drop), the loss of 15 storeys and the increase in average unit size by 10% has resulted in a combined 7% negative impact on values compared to our previous £942 psf. We consider this discount to be conservative given the wholesale changes to today's scheme compared to the previous one, and reserve the right to revisit this.</p>
GLA Grant	£nil	£28,000 per affordable unit = £1,484,000 overall	As per GLA rates
Build Costs	£348 psf (£79m)	£305 psf (£41m)	Construction cost estimate provided by Equals (attached)
Other costs	£nil	£300,000 for Neighbourly Matters	Available on request
Professional Fees	10%	12%	<p>During previous viability discussions we had adopted a market standard 10% professional fee budget in the hope of reaching swift agreement.</p> <p>However, this project has always had three key areas which require more detailed consultant input and analysis which results in the fee requirement being higher than a typical project. These fees will be incurred at the planning stage as well as the detailed design stage. In summary:</p> <ul style="list-style-type: none"> • The scheme proposals now bridge over the LUL tunnel which will require increased interaction and sign off from LUL. The appeal scheme sat entirely outside of the exclusion zone. • Increased work has been carried out to address flooding issues. The Environment Agency objected to the previous planning application and the new scheme has been designed to avoid any ongoing issues due to the site being located in Flood Zone 2. It

			<p>is anticipated that the supporting modelling will need to be shared with the EA and further dialogue and sign off will be required.</p> <ul style="list-style-type: none"> The proximity of listed buildings and several conservation areas requires detailed analysis, particularly in light of the specific comments raised by the Planning Inspector on the appeal scheme. Additional viewpoints and rendered images have been prepared for this planning application to demonstrate that any harm to those heritage assets has been minimised.
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On the above basis the proposed scheme including 40% affordable by habitable room (60% LAR 40% Shared Ownership) generates a residual land value of [REDACTED] (see attached appraisal). This is circa [REDACTED] below our previously agreed Benchmark Land Value of £4,025,000. This shows that the scheme cannot technically support the proposed 40% affordable. Nevertheless, given the GLA funding context effectively tying you to provide 40% affordable, you must push ahead with the proposals as appraised, accepting the resultant sub-market returns.

Kind Regards

[REDACTED]

[REDACTED]
PARTNER

Montagu Evans LLP, 70 St Mary Axe, London, EC3A 8BE

[REDACTED]
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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 18 October 2021 14:31
To: [REDACTED]
Subject: RE: Kennington Stage Viability

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Hi [REDACTED]

I think given information we have sent we are expecting this to be high level rather than full. We are happy to fund that, but I suspect it is at a lesser level.

Happy to discuss

Donald Considine
Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

From: [REDACTED]
Sent: 18 October 2021 11:21
To: Donald Considine [REDACTED]
Subject: RE: Kennington Stage Viability

Hi Donald,

Thanks for this. Avison Young have provided a quote for the independent review as follows (and attached):

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Thanks,

[REDACTED]
Principal Planner - Strategic Applications

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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To: [REDACTED] >
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Director

t [REDACTED]
[REDACTED]
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[REDACTED]
Subject: Kennington Stage Viability

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GLA Grant	£nil	£28,000 per affordable unit = £1,484,000 overall	As per GLA rates

Build Costs	██████████	██████████)	Construction cost estimate provided by Equals (attached)
Other costs	£nil	██████████ for Neighbourly Matters	Available on request
Professional Fees	10%	12%	<p>During previous viability discussions we had adopted a market standard 10% professional fee budget in the hope of reaching swift agreement.</p> <p>However, this project has always had three key areas which require more detailed consultant input and analysis which results in the fee requirement being higher than a typical project. These fees will be incurred at the planning stage as well as the detailed design stage. In summary:</p> <ul style="list-style-type: none"> • The scheme proposals now bridge over the LUL tunnel which will require increased interaction and sign off from LUL. The appeal scheme sat entirely outside of the exclusion zone. • Increased work has been carried out to address flooding issues. The Environment Agency objected to the previous planning application and the new scheme has been designed to avoid any ongoing issues due to the site being located in Flood Zone 2. It is anticipated that the supporting modelling will need to be shared with the EA and further dialogue and sign off will be required. • The proximity of listed buildings and several conservation areas requires detailed analysis, particularly in light of the specific comments raised by the Planning Inspector on the appeal scheme. Additional viewpoints and rendered images have been prepared for this planning application to demonstrate that any harm to those heritage assets has been minimised.

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Kind Regards

██████

PARTNER

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[REDACTED]

From: [REDACTED]
Sent: 18 October 2021 15:10
To: Donald Considine
Subject: RE: Kennington Stage Viability

Hi Donald,

AY can provide high level feedback on the information provided but I intend to retain AY for the eventual full formal review as well. I can request a fee proposal for just a high level review but given AY will be involved going forward I thought it would be best to cover this as one instruction.

Please let me now how you'd like to proceed.

Thanks,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

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Sent: 18 October 2021 11:21
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Subject: RE: Kennington Stage Viability

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GLA Grant	£nil	£28,000 per affordable unit = £1,484,000 overall	As per GLA rates
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Kind Regards

[REDACTED]

[REDACTED]

PARTNER

Montagu Evans LLP, 70 St Mary Axe, London, EC3A 8BE

[REDACTED]

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To: [REDACTED]
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Morning [REDACTED]

The applicant is happy to proceed on that basis.

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

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Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
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Web: <http://www.lambeth.gov.uk>

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Sent: 14 October 2021 12:46
To: Neil [REDACTED] ; Donald Considine [REDACTED]
[REDACTED]
Subject: Kennington Stage Viability

Neil,

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Subject: FW: Kennington Stage Viability

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Hi [REDACTED] I have attached the viability, including the e-mail below.

Thanks

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbenett.com

tp benett One America Street, London SE1 0NE

From: [REDACTED]
Sent: 14 October 2021 12:46
To: Neil [REDACTED] Donald Considine <[REDACTED]>
[REDACTED]
Subject: Kennington Stage Viability

Neil,

You have asked for a summary of the viability position of the current 155 unit application.

Since we last engaged with viability in September 2020 the proposals have changed significantly. Where previously the scheme was 258 units rising to 29 storeys, the current scheme has reduced to 155 units over 14 storeys. You are reliant on GLA development funding to deliver the current proposals. There are two main conditions for the GLA funding:

- 1) The scheme must have a resolution to grant consent by Jan 2022 at the latest (so that the funding can be in place well before the March 2022 cut-off date).
- 2) The scheme must include 40% affordable housing by habitable room with a 60:40 tenure split in favour of London Affordable Rent.

The proposed scheme therefore includes 40% affordable by habitable room with a 60:40 tenure split in favour of London Affordable Rent. Please see attached an accommodation schedule.

We have appraised the proposed scheme. In the table below we discuss those appraisal inputs that we they have changed since we last appraised the scheme in Sept 2020.

Input	ME Sept 2020 Assumption	ME Assumption Today	Justification
	(29 Storey 258 unit scheme)	(14 storey 155 unit scheme)	
Private Values	[REDACTED] psf	[REDACTED] sf	Between Sept 2020 and July 2021 (latest figures), Land Registry data for flats in Lambeth shows a 6% fall. Applying that

			<p>market movement to our previous pricing of █████ psf would result in an equivalent figure today of █████ psf.</p> <p>However, the scheme is now less than half its previous height (14 storeys versus 29). That will significantly impact on achievable sales values. Units in the upper floors will no longer have the same penthouse-appeal, and views generally will be significantly worse.</p> <p>The location of the private homes is significantly inferior to the equivalent units in the appeal scheme. Other than a handful of studios, the private homes on the appeal scheme started on the 12th floor of the tower and all would have commanded impressive views. The private homes are now spread across all floors (including ground) with only those on the 8th floor and above enjoying any kind of far reaching view.</p> <p>Furthermore, the average private unit size in the current scheme is 634 sq ft, which is 10 percent larger than the appeal scheme's 580 sq ft.</p> <p>Taking into account market movements, the loss of 15 storeys, and the larger overall unit sizes, we have re-priced the 102 private units in the proposals. The pricing is shown in the attached schedule . Overall the pricing equates to █████ per sq ft.</p> <p>In effect, once market movements are accounted for (6% drop), the loss of 15 storeys and the increase in average unit size by 10% has resulted in a combined 7% negative impact on values compared to our previous █████ sf. We consider this discount to be conservative given the wholesale changes to today's scheme compared to the previous one, and reserve the right to revisit this.</p>
GLA Grant	£nil	£28,000 per affordable unit = £1,484,000 overall	As per GLA rates
Build Costs	██████████	██████████	Construction cost estimate provided by Equals (attached)
Other costs	£nil	██████████ for Neighbourly Matters	Available on request
Professional Fees	10%	12%	<p>During previous viability discussions we had adopted a market standard 10% professional fee budget in the hope of reaching swift agreement.</p> <p>However, this project has always had three key areas which require more detailed consultant input and analysis which results in the fee requirement being higher than a typical project. These fees will be incurred at</p>

			<p>the planning stage as well as the detailed design stage. In summary:</p> <ul style="list-style-type: none"> • The scheme proposals now bridge over the LUL tunnel which will require increased interaction and sign off from LUL. The appeal scheme sat entirely outside of the exclusion zone. • Increased work has been carried out to address flooding issues. The Environment Agency objected to the previous planning application and the new scheme has been designed to avoid any ongoing issues due to the site being located in Flood Zone 2. It is anticipated that the supporting modelling will need to be shared with the EA and further dialogue and sign off will be required. • The proximity of listed buildings and several conservation areas requires detailed analysis, particularly in light of the specific comments raised by the Planning Inspector on the appeal scheme. Additional viewpoints and rendered images have been prepared for this planning application to demonstrate that any harm to those heritage assets has been minimised.
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On the above basis the proposed scheme including 40% affordable by habitable room (60% LAR 40% Shared Ownership) generates a residual land value of [REDACTED] (see attached appraisal). This is circa [REDACTED] below our previously agreed Benchmark Land Value of £4,025,000. This shows that the scheme cannot technically support the proposed 40% affordable. Nevertheless, given the GLA funding context effectively tying you to provide 40% affordable, you must push ahead with the proposals as appraised, accepting the resultant sub-market returns.

Kind Regards

[REDACTED]

[REDACTED]
PARTNER

Montagu Evans LLP, 70 St Mary Axe, London, EC3A 8BE

[REDACTED]
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[REDACTED]

From: [REDACTED]
Sent: 20 October 2021 14:01
To: Donald Considine
Subject: FW: Woodlands Kennington - Independent review assessment of applicant's Daylight and Sunlight Report
Attachments: Schroeders Begg - PI £2M - Conditions of Engagement.pdf

Hi Donald,

As discussed between Rob B and Neil, I'm arranging to have the DLSL report peer reviewed. Below is the fee proposal from Schroeders Begg, who were involved previously.

Please let me know if your client is happy to agree this instruction.

Thanks,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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Should you have any queries, please let me know.

Kind regards

█

█
Partner



█ █ █

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█ █ www.sbegg.co.uk

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[REDACTED]
Partner

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Sent: 21 October 2021 16:44
To: Donald Considine
Subject: RE: Woodlands Kennington - Independent review assessment of applicant's Daylight and Sunlight Report

Hi Donald,

Yes would 3pm tomorrow work?

Also, AY have proposed £2,945+VAT for the initial high-level review of the information submitted.

[REDACTED]
Principal Planner - Strategic Applications
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Sustainable Growth and Opportunity Directorate
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Kind regards

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■

Partner



■ ■ ■

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Hi [REDACTED] 3.00 tomorrow perfect.

Sent from my iPhone

On 21 Oct 2021, at 16:43, [REDACTED] wrote:

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[REDACTED]

[REDACTED]
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Director

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■

Partner

<image001.jpg>

■ ■ ■

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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 22 October 2021 08:54
To: [REDACTED]
Subject: RE: Woodlands Kennington - Independent review assessment of applicant's Daylight and Sunlight Report

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Hi [REDACTED]

Presumably that sits within the overall fee? Without commenting on the fee I think speed id of the essence for us; lets discuss this afternoon, but I am sure Rob has briefed you.

Donald Considine

Director

t [REDACTED]

[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 ONE

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Timescales : To suit requirements. Pre-app input could be targeted within 1-2 weeks from instruction (albeit slightly longer if timescales overlap with the half-term break / some staff leave during this period).

We also confirm that our fee proposal is based upon our standard Conditions of Engagement and we attach copy for your reference.

We hope the aforementioned meets with your approval and would be pleased to discuss any aspects / receive your instructions.

Finally, to confirm, we are of the opinion that we have no conflicts of interest on the scheme.

Should you have any queries, please let me know.

Kind regards

[REDACTED]

[REDACTED]

Partner

■■■■ ■■■■ ■■■■■■■■■■
Vox Studios – Unit 411, 1-45 Durham Street, London SE11 5JH

■■■■ ■■■■■■■■■■ www.sbegg.co.uk

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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 22 October 2021 15:23
To: [REDACTED]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

Just to confirm we are happy with the over all AY proposal, and you are going to set up a provisional meeting between the d/s consultants so that we have forum to discuss (if necessary) next week.

Thanks

Donald Considine
Director

t [REDACTED]
[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 ONE



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[REDACTED]

From: [REDACTED]
Sent: 22 October 2021 16:51
To: Donald Considine
Subject: RE: Woodlands Viability review

Hi Donald,

I've just confirmed the fee proposal with AY:

- £1,000+VAT for an initial high level review of the email from Montague Evans (Rob B requested this information to be sense checked)
- £6,500+VAT for the review of the full FVA when that is submitted
- £2,200+VAT for any subsequent addenda

Please let me know if you are happy to proceed on this basis.

Thanks,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 22 October 2021 08:54
To: [REDACTED]
Subject: RE: Woodlands Kennington - Independent review assessment of applicant's Daylight and Sunlight Report

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

Presumably that sits within the overall fee? Without commenting on the fee I think speed id of the essence for us; lets discuss this afternoon, but I am sure Rob has briefed you.

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE

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From [REDACTED]
Sent: 21 October 2021 16:44
To: Donald Considine [REDACTED]
Subject: RE: Woodlands Kennington - Independent review assessment of applicant's Daylight and Sunlight Report

Hi Donald,

Yes would 3pm tomorrow work?

Also, AY have proposed £2,945+VAT for the initial high-level review of the information submitted.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 20 October 2021 19:43
To: [REDACTED] >
Subject: RE: Woodlands Kennington - Independent review assessment of applicant's Daylight and Sunlight Report

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] we are happy with this. Are you around for a chat sometime tomorrow/ Friday at all, to just catch up? f

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE

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From [REDACTED]
Sent: 20 October 2021 14:01
To: Donald Considine [REDACTED]
Subject: FW: Woodlands Kennington - Independent review assessment of applicant's Daylight and Sunlight Report

Hi Donald,

As discussed between Rob B and Neil, I'm arranging to have the DLSL report peer reviewed. Below is the fee proposal from Schroeders Begg, who were involved previously.

Please let me know if your client is happy to agree this instruction.

Thanks,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
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London Borough of Lambeth

Tel: [REDACTED]
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From [REDACTED]
Sent: 20 October 2021 10:01
To: [REDACTED]
Subject: Woodlands Kennington - Independent review assessment of applicant's Daylight and Sunlight Report

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear [REDACTED]

Thanks for sending through the applicant's draft daylight & sunlight report for the revised scheme.

We are pleased to submit our fee proposal as detailed herein;

It would appear in terms of scope, the input would relate similar to previous in respect of a peers review of the submission report considering impacts of the proposal upon neighbouring properties in reference to BRE Guide daylight & sunlight from the applicant's consultant. In addition, review of the provision of daylight and sunlight within the proposal will also be required (self-test review).

Thus the peer review will consider the analysis submitted, for the effects on neighbouring properties in terms of impacts to daylight and sunlight, self-test review and to identify any further work required and having regard to the location, express an initial professional opinion on the acceptability of impacts to neighbouring properties in terms of daylight, sunlight and shadowing terms.

We understand that we are to provide provision of pre-app input and full application review and summarise fees as follows;

[REDACTED]

From: Donald Considine <[REDACTED]>
Sent: 22 October 2021 20:47
To: [REDACTED]
Subject: RE: Woodlands Viability review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

I don't want to hold this up, but it will be Monday before I come back to you having informed the client. I don't imagine for a second this is a problem.

Donald Considine

Director

t [REDACTED]
[REDACTED]

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Hi Donald,

Yes would 3pm tomorrow work?

Also, AY have proposed £2,945+VAT for the initial high-level review of the information submitted.

[REDACTED]

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We understand that we are to provide provision of pre-app input and full application review and summarise fees as follows;

- 1) Pre-app review – high-level review of submission with summary statement and attend meeting to discuss : £1,500 + VAT
- 2) Peer review of applicant's DS report (for fee purpose, scheme assumed same or similar to pre-app / current draft) : £2,800 + VAT
- 3) Prepare & attendance at the planning application committee : this would be at an additional sum of £600 + VAT (if requested).

Timescales : To suit requirements. Pre-app input could be targeted within 1-2 weeks from instruction (albeit slightly longer if timescales overlap with the half-term break / some staff leave during this period).

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We hope the aforementioned meets with your approval and would be pleased to discuss any aspects / receive your instructions.

Finally, to confirm, we are of the opinion that we have no conflicts of interest on the scheme.

Should you have any queries, please let me know.

Kind regards

[REDACTED]

[REDACTED]
Partner

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[REDACTED]

From: [REDACTED]
Sent: 25 October 2021 11:10
To: Donald Considine
Subject: Woodlands - meeting with Rob B

Hi Donald,

I've discussed the proposed submission of the application with Rob Bristow and it has raised concern. Are you free 3:30-4pm for a call with Rob and myself?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 25 October 2021 12:06
To: [REDACTED]
Subject: RE: Woodlands - meeting with Rob B

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Hi [REDACTED] absolutely I can make that, can you send out an invite, and include the client

[REDACTED]
Neil [REDACTED]

As I think client representation would be useful.

Donald Considine

Director

t [REDACTED]
[REDACTED]

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From: [REDACTED]
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Subject: Woodlands - meeting with Rob B

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[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

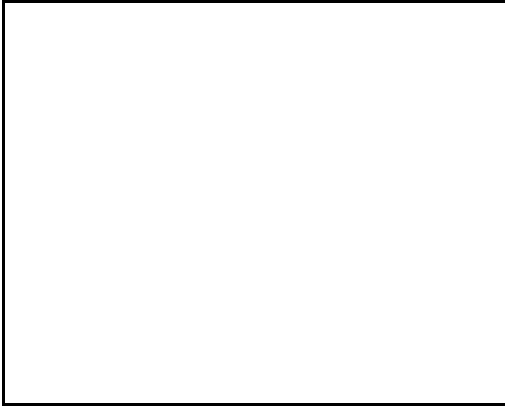
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[REDACTED]

From: [REDACTED]
Sent: 25 October 2021 12:12
To: Donald Considine
Subject: RE: Woodlands - meeting with Rob B

Hi Donald,

Apologies I meant to say 3:30-4pm tomorrow.

Is that still doable?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

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From [REDACTED]
Sent: 25 October 2021 11:10
To: Donald Considine [REDACTED]
Subject: Woodlands - meeting with Rob B

Hi Donald,

I've discussed the proposed submission of the application with Rob Bristow and it has raised concern. Are you free 3:30-4pm for a call with Rob and myself?

[REDACTED]

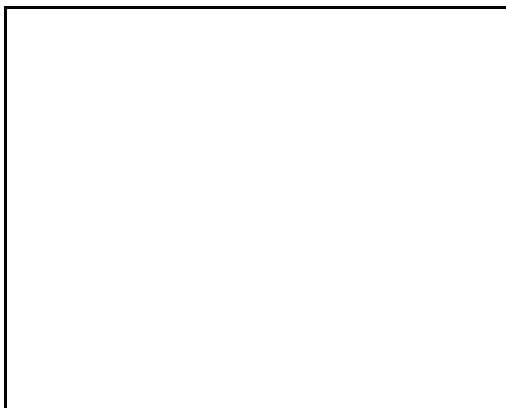
[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 25 October 2021 13:05
To: [REDACTED]
Subject: RE: Woodlands - meeting with Rob B

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

That is fine for me, and I will let the client know.

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

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From: [REDACTED]
Sent: 25 October 2021 12:12
To: Donald Considine [REDACTED]
Subject: RE: Woodlands - meeting with Rob B

Hi Donald,

Apologies I meant to say 3:30-4pm tomorrow.

Is that still doable?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED]
Sent: 25 October 2021 12:06
To: [REDACTED]
Subject: RE: Woodlands - meeting with Rob B

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Hi [REDACTED] absolutely I can make that, can you send out an invite, and include the client

[REDACTED]
Neil [REDACTED]

As I think client representation would be useful.

Donald Considine
Director

t [REDACTED]
[REDACTED]

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Hi Donald,

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[REDACTED]
[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
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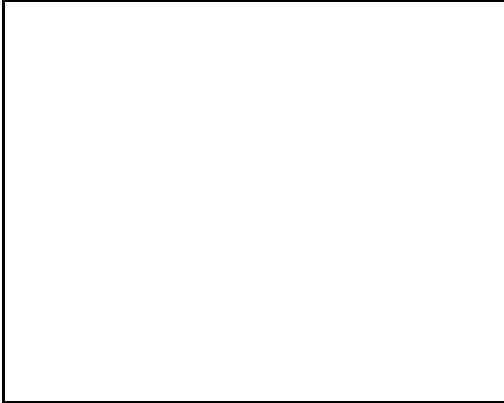
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[REDACTED]

From: Neil [REDACTED]
Sent: 25 October 2021 13:12
To: [REDACTED]
Subject: Automatic reply Re: Confirmed: Woodlands

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am now out of the office until Monday 1 November. I will be reviewing emails intermittently. If your inquiry is urgent, please contact [REDACTED] p. Kind Regards, Neil

From: Donald Considine <[REDACTED]>
Sent: 25 October 2021 13:44
To: [REDACTED]
Subject: RE: Woodlands - meeting with Rob B

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

Is it worth picking up d&s if you have any feedback by then, at this?

Thanks

Donald Considine
Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

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Subject: RE: Woodlands - meeting with Rob B

Hi Donald,

Apologies I meant to say 3:30-4pm tomorrow.

Is that still doable?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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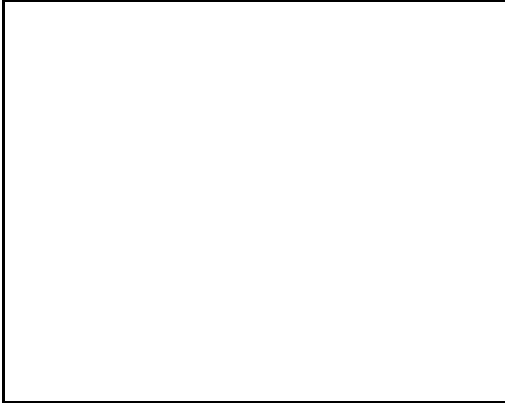
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[REDACTED]

From: [REDACTED]
Sent: 25 October 2021 13:47
To: Donald Considine
Subject: RE: Woodlands - meeting with Rob B

Hi Donald,

I won't have professional feedback before tomorrow's meeting but I will look through Point2's report beforehand.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED]
Sent: 25 October 2021 13:44
To: [REDACTED]
Subject: RE: Woodlands - meeting with Rob B

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Hi [REDACTED]

Is it worth picking up d&s if you have any feedback by then, at this?

Thanks

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

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From: [REDACTED]
Sent: 25 October 2021 12:12

To: Donald Considine [REDACTED]
Subject: RE: Woodlands - meeting with Rob B

Hi Donald,

Apologies I meant to say 3:30-4pm tomorrow.

Is that still doable?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED]
Sent: 25 October 2021 12:06
To: [REDACTED]
Subject: RE: Woodlands - meeting with Rob B

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Hi [REDACTED] absolutely I can make that, can you send out an invite, and include the client

[REDACTED]
Neil [REDACTED]

As I think client representation would be useful.

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbenett.com

tp benett One America Street, London SE1 ONE

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From [REDACTED]
Sent: 25 October 2021 11:10

To: Donald Considine [REDACTED]
Subject: Woodlands - meeting with Rob B

Hi Donald,

I've discussed the proposed submission of the application with Rob Bristow and it has raised concern. Are you free 3:30-4pm for a call with Rob and myself?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

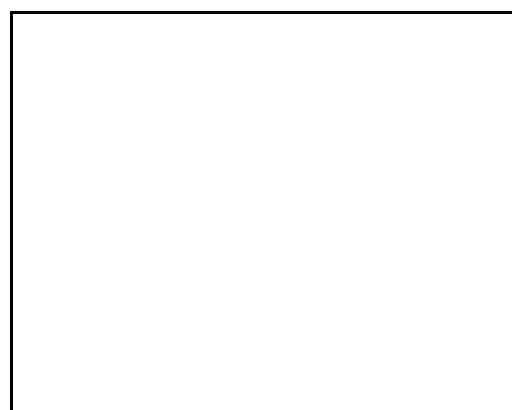
Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: [REDACTED]
Sent: 25 October 2021 13:58
To: 'Donald Considine'
Subject: Woodlands - Schroeders Begg instruction form
Attachments: Woodlands - Schroeders Begg(SIGNED).pdf

Hi Donald,

Please could you/Lifestory complete section 4 of the attached form? It's just for LPA records.

Thanks,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine <[REDACTED]>
Sent: 25 October 2021 14:47
To: [REDACTED]
Subject: authorisation
Attachments: 20211025135149654.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] attached

Donald Considine
Director

t [REDACTED]
[REDACTED]

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[REDACTED]

From: Donald Considine <[REDACTED]>
Sent: 25 October 2021 15:05
To: [REDACTED]
Subject: RE: Woodlands Viability review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

For the avoidance of doubt, we are happy with this.

Donald Considine

Director

t [REDACTED]

[REDACTED]

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From: [REDACTED]
Sent: 22 October 2021 16:51
To: Donald Considine [REDACTED]
Subject: RE: Woodlands Viability review

Hi Donald,

I've just confirmed the fee proposal with AY:

- £1,000+VAT for an initial high level review of the email from Montague Evans (Rob B requested this information to be sense checked)
- £6,500+VAT for the review of the full FVA when that is submitted
- £2,200+VAT for any subsequent addenda

Please let me know if you are happy to proceed on this basis.

Thanks,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine <[REDACTED]>

Sent: 22 October 2021 08:54

To: [REDACTED]

Subject: RE: Woodlands Kennington - Independent review assessment of applicant's Daylight and Sunlight Report

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Hi [REDACTED]

Presumably that sits within the overall fee? Without commenting on the fee I think speed id of the essence for us; lets discuss this afternoon, but I am sure Rob has briefed you.

Donald Considine

Director

t [REDACTED]

[REDACTED]

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From: [REDACTED]

Sent: 21 October 2021 16:44

To: Donald Considine [REDACTED]

Subject: RE: Woodlands Kennington - Independent review assessment of applicant's Daylight and Sunlight Report

Hi Donald,

Yes would 3pm tomorrow work?

Also, AY have proposed £2,945+VAT for the initial high-level review of the information submitted.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]

Email: [REDACTED]

Web: <http://www.lambeth.gov.uk>

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We're keen to hear about your experience of submitting an application so that we can use this to help us design the best possible solution:

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From: Donald Considine [REDACTED] >

Sent: 20 October 2021 19:43

To: [REDACTED]

Subject: RE: Woodlands Kennington - Independent review assessment of applicant's Daylight and Sunlight Report

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Hi [REDACTED] we are happy with this. Are you around for a chat sometime tomorrow/ Friday at all, to just catch up? f

Donald Considine

Director

t [REDACTED]

[REDACTED]

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From: [REDACTED]

Sent: 20 October 2021 14:01

To: Donald Considine [REDACTED]

Subject: FW: Woodlands Kennington - Independent review assessment of applicant's Daylight and Sunlight Report

Hi Donald,

As discussed between Rob B and Neil, I'm arranging to have the DLSL report peer reviewed. Below is the fee proposal from Schroeders Begg, who were involved previously.

Please let me know if your client is happy to agree this instruction.

Thanks,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]

Email: [REDACTED]

Web: <http://www.lambeth.gov.uk>

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From: [REDACTED]

Sent: 20 October 2021 10:01

To: [REDACTED]

Subject: Woodlands Kennington - Independent review assessment of applicant's Daylight and Sunlight Report

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Dear [REDACTED]

Thanks for sending through the applicant's draft daylight & sunlight report for the revised scheme.

We are pleased to submit our fee proposal as detailed herein;

It would appear in terms of scope, the input would relate similar to previous in respect of a peers review of the submission report considering impacts of the proposal upon neighbouring properties in reference to BRE Guide daylight & sunlight from the applicant's consultant. In addition, review of the provision of daylight and sunlight within the proposal will also be required (self-test review).

Thus the peer review will consider the analysis submitted, for the effects on neighbouring properties in terms of impacts to daylight and sunlight, self-test review and to identify any further work required and having regard to the location, express an initial professional opinion on the acceptability of impacts to neighbouring properties in terms of daylight, sunlight and shadowing terms.

We understand that we are to provide provision of pre-app input and full application review and summarise fees as follows;

- 1) Pre-app review – high-level review of submission with summary statement and attend meeting to discuss : £1,500 + VAT
- 2) Peer review of applicant's DS report (for fee purpose, scheme assumed same or similar to pre-app / current draft) : £2,800 + VAT
- 3) Prepare & attendance at the planning application committee : this would be at an additional sum of £600 + VAT (if requested).

Timescales : To suit requirements. Pre-app input could be targeted within 1-2 weeks from instruction (albeit slightly longer if timescales overlap with the half-term break / some staff leave during this period).

We also confirm that our fee proposal is based upon our standard Conditions of Engagement and we attach copy for your reference.

We hope the aforementioned meets with your approval and would be pleased to discuss any aspects / receive your instructions.

Finally, to confirm, we are of the opinion that we have no conflicts of interest on the scheme.

Should you have any queries, please let me know.

Kind regards

[REDACTED]

[REDACTED]

Partner

■■■■ ■■■■ ■■■■
Vox Studios – Unit 411, 1-45 Durham Street, London SE11 5JH

■■■■ ■■■■ www.sbegg.co.uk

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From: Donald Considine <[REDACTED]>
Sent: 26 October 2021 11:46
To: [REDACTED]
Subject: meeting this afternoon

Importance: High

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Hi [REDACTED]

Without loading too much into this afternoon's meeting. Is it worth us having point 2 available to answer any questions, should you have them?

Donald Considine
Director

t [REDACTED]

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 26 October 2021 12:15
To: Donald Considine
Subject: RE: meeting this afternoon

Hi Donald,

I don't think we will be drilling down to that level of detail but perhaps they could be on standby without joining the meeting initially.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED]
Sent: 26 October 2021 11:46
To: [REDACTED]
Subject: meeting this afternoon
Importance: High

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Hi [REDACTED]

Without loading too much into this afternoon's meeting. Is it worth us having point 2 available to answer any questions, should you have them?

Donald Considine
Director

t [REDACTED]

[REDACTED]

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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 26 October 2021 12:22
To: [REDACTED]
Subject: RE: meeting this afternoon

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Thanks [REDACTED] I have put [REDACTED] at point 2 on standby.

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 ONE

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From: [REDACTED]
Sent: 26 October 2021 12:15
To: Donald Considine [REDACTED]
Subject: RE: meeting this afternoon

Hi Donald,

I don't think we will be drilling down to that level of detail but perhaps they could be on standby without joining the meeting initially.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED] >
Sent: 26 October 2021 11:46
To: [REDACTED]

Subject: meeting this afternoon

Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

Without loading too much into this afternoon's meeting. Is it worth us having point 2 available to answer any questions, should you have them?

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

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From: Donald Considine <[REDACTED]>
Sent: 26 October 2021 12:43
To: [REDACTED]
Subject: meeting

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Hi [REDACTED]

Can we include [REDACTED] in the invite, I have told him not to join unless we call him in, but he will be at his computer.

Thanks

Donald Considine
Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 ONE



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[REDACTED]

From: [REDACTED]
Sent: 26 October 2021 13:46
To: Donald Considine
Subject: RE: meeting

No problem, I've sent him the invite.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine <[REDACTED]>
Sent: 26 October 2021 12:43
To: [REDACTED]
Subject: meeting

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Hi [REDACTED]

Can we include [REDACTED] in the invite, I have told him not to join unless we call him in, but he will be at his computer.

Thanks

Donald Considine
Director

t [REDACTED]

[REDACTED]

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From: Donald Considine [REDACTED]
Sent: 26 October 2021 13:49
To: [REDACTED]
Subject: RE: meeting

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Thanks [REDACTED]

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbenett.com

tp benett One America Street, London SE1 ONE

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From: [REDACTED]
Sent: 26 October 2021 13:46
To: Donald Considine [REDACTED]
Subject: RE: meeting

No problem, I've sent him the invite.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine <[REDACTED]>
Sent: 26 October 2021 12:43
To: [REDACTED]
Subject: meeting

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Hi [REDACTED]

Can we include [REDACTED] in the invite, I have told him not to join unless we call him in, but he will be at his computer.

Thanks

Donald Considine

Director

t [REDACTED]

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 26 October 2021 15:35
To: Donald Considine
Subject: RE: meeting

Hi Donald,

We are just having a quick chat but we will let you in shortly.

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine <[REDACTED]>
Sent: 26 October 2021 13:49
To: [REDACTED]
Subject: RE: meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks [REDACTED]

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE

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From: [REDACTED]
Sent: 26 October 2021 13:46
To: Donald Considine [REDACTED]
Subject: RE: meeting

No problem, I've sent him the invite.

■

Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: ■
Email: ■
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine ■
Sent: 26 October 2021 12:43
To: ■
Subject: meeting

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Hi ■

Can we include ■ in the invite, I have told him not to join unless we call him in, but he will be at his computer.

Thanks

Donald Considine
Director

t ■
■
www.tpbenett.com

tp benett One America Street, London SE1 0NE



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From: Donald Considine [REDACTED] >
Sent: 27 October 2021 09:04
To: [REDACTED]
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] are you around for a quick chat?

Donald Considine
Director

t [REDACTED]
[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 ONE



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From: [REDACTED]
Sent: 27 October 2021 11:35
To: 'Donald Considine'
Subject: Woodlands - planning issues
Attachments: Woodlands 2 - Issues Tracker 130821 v2.docx

Hi Donald,

Further to our phone call I had a quick look through the issues tracker and the outstanding items were as follows. You said that these will be addressed in the planning submission so I wanted to flag what was outstanding.

- Affordable housing – now proposed 40% with 60:40 split – that this does not comply with local policy but note the betterment argument
- Housing Size mix – based on the submitted viability information the low cost rent affordable mix is 41% 1-bed, 34.5% 2-bed, 24% bed. This does not comply with the policy which requires the following

1-bedroom units	2-bedroom units	3-bedroom+ units
Not more than 25%	25-60 %	Up to 30%

The number of 1-bed units is too high and should be reduced in favour of 2-bed units

- Design and heritage – we were open to considering the 14 storey option subject to daylight/sunlight and viability testing, which are both being reviewed
- Transport – there were some outstanding questions on access and servicing
- Impact on amenity – there were some outstanding questions on the overlooking impact on Renfrew Road, Brook Drive and George Mathers Road

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine <[REDACTED]>
Sent: 27 October 2021 11:53
To: [REDACTED]
Subject: RE: Woodlands - planning issues

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Hi [REDACTED]

I think we can say that all these will be addressed in the submission, in particular, if you like the amenity ones are fully addressed as is the access/ deliveries. I think it fair to say we will be putting the argument on the housing mix – in reality the 2/ 3 bed complies, the one bed is higher than policy, but in an area where one beds are demographically more demanded (for want of a term). Every application has an element of balancing the policies as to, where if anywhere, harm occurs, and without entering the debate now, we think the planning balance is firmly moved.

Hope that helps.

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 ONE

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From: [REDACTED]
Sent: 27 October 2021 11:35
To: Donald Considine [REDACTED]
Subject: Woodlands - planning issues

Hi Donald,

Further to our phone call I had a quick look through the issues tracker and the outstanding items were as follows. You said that these will be addressed in the planning submission so I wanted to flag what was outstanding.

- Affordable housing – now proposed 40% with 60:40 split – that this does not comply with local policy but note the betterment argument
- Housing Size mix – based on the submitted viability information the low cost rent affordable mix is 41% 1-bed, 34.5% 2-bed, 24% bed. This does not comply with the policy which requires the following

1-bedroom units	2-bedroom units	3-bedroom+ units
Not more than 25%	25-60 %	Up to 30%

The number of 1-bed units is too high and should be reduced in favour of 2-bed units

- Design and heritage – we were open to considering the 14 storey option subject to daylight/sunlight and viability testing, which are both being reviewed
- Transport – there were some outstanding questions on access and servicing
- Impact on amenity – there were some outstanding questions on the overlooking impact on Renfrew Road, Brook Drive and George Mathers Road

■

■
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: ■
Email: ■
Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED] >
Sent: 28 October 2021 10:25
To: [REDACTED]

Follow Up Flag: Follow up
Flag Status: Completed

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Are you around for a chat?

Donald Considine
Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE



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[REDACTED]

From: [REDACTED]
Sent: 29 October 2021 15:10
To: Donald Considine
Subject: Woodlands - AY instruction form
Attachments: Woodlands - Avison Young 291021.docx

Hi Donald,

Please could you complete section 4 of the attached form.

Was the application submitted today?

Thanks,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

Lambeth is leading on a project to develop a new digital tool to make submitting a planning application quicker and easier. We're keen to hear about your experience of submitting an application so that we can use this to help us design the best possible solution:

[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 29 October 2021 15:33
To: [REDACTED]
Subject: RE: Woodlands - AY instruction form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] thanks for this I will forward to the client. The application is still being uploaded, but will be being submitted later today. On the subject of the viability assessment, I am requested to send this over separately (I will file transfer to you) as the applicant would like this confidential (I am sure we will agree on a redacted version post submission)

Donald Considine

Director

t [REDACTED]

[REDACTED]

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tp bennett One America Street, London SE1 0NE

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From: [REDACTED]
Sent: 29 October 2021 15:10
To: Donald Considine [REDACTED]
Subject: Woodlands - AY instruction form

Hi Donald,

Please could you complete section 4 of the attached form.

Was the application submitted today?

Thanks,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

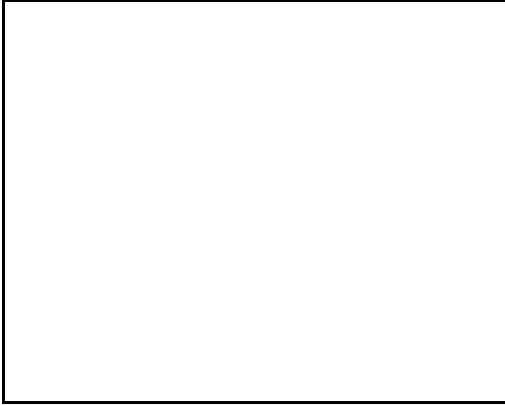
Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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Check out the Black History Month programme and book your tickets on Eventbrite. Follow Lambeth Black History Month on Facebook or Twitter

From: Donald Considine [REDACTED]
Sent: 29 October 2021 16:15
To: [REDACTED]
Subject: File Transfer: woodlands - A12029 Woodlands 2
Attachments: Transmittal - 00014.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Project: A12029 **A12029 Woodlands 2**

Notification about File Transfer **woodlands**

Remarks

Hi [REDACTED]

I have attached your form, signed.

I have also attached the full Viability Assessment which comprises part of the submission. as before in my e-mail, this has been sent separately as we would wish this to remain confidential in its current form.

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File Transfer Info

To: [REDACTED]
CC:
Purpose: **For your review and comment**
Expiration Date: **11/12/2021**

Transferred Files

AKS - Financial Viability Assessment.pdf	10/28/2021	9:29 PM	10,294 KB
LBL Viability Instruction Form - Signed.pdf	10/29/2021	4:06 PM	1,005 KB

[REDACTED]

From: [REDACTED]
Sent: 02 November 2021 10:36
To: [REDACTED]
Subject: RE: File Transfer: woodlands - A12029 Woodlands 2

Hi Donald,

Please could you provide a version of the FVA with suggested redactions? We will need to have a version available on the planning website.

Thanks,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine <[REDACTED]>
Sent: 29 October 2021 16:15
To: [REDACTED]
Subject: File Transfer: woodlands - A12029 Woodlands 2

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Project: A12029 **A12029 Woodlands 2**

Notification about File Transfer **woodlands**

Remarks

Hi [REDACTED]

I have attached your form, signed.

I have also attached the full Viability Assessment which comprises part of the submission. as before in my e-mail, this has been sent separately as we would wish this to remain confidential in its current form.

Download all files

File Transfer Info

To: [REDACTED]
CC:
Purpose: **For your review and comment**
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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 02 November 2021 10:54
To: [REDACTED]
Subject: RE: File Transfer: woodlands - A12029 Woodlands 2

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks [REDACTED] I have requested!

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbenett.com

tp benett One America Street, London SE1 ONE

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From: [REDACTED]
Sent: 02 November 2021 10:36
To: Donald Considine [REDACTED]
Subject: RE: File Transfer: woodlands - A12029 Woodlands 2

Hi Donald,

Please could you provide a version of the FVA with suggested redactions? We will need to have a version available on the planning website.

Thanks,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 29 October 2021 16:15
To: [REDACTED]
Subject: File Transfer: woodlands - A12029 Woodlands 2

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Project: A12029 **A12029 Woodlands 2**

Notification about File Transfer **woodlands**

Remarks

Hi [REDACTED]

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File Transfer Info

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CC:

Purpose: **For your review and comment**

Expiration Date: **11/12/2021**

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From: [REDACTED]
Sent: 03 November 2021 14:36
To: [REDACTED]
Subject: RE: File Transfer: woodlands - A12029 Woodlands 2

Hi Donald,

Please could you provide the invoicing details for AY's instruction?

Thanks,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

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Sent: 29 October 2021 16:15
To: [REDACTED]
Subject: File Transfer: woodlands - A12029 Woodlands 2

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Project: A12029 **A12029 Woodlands 2**

Notification about File Transfer **woodlands**

Remarks

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Download all files

File Transfer Info

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CC:
Purpose: **For your review and comment**
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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 03 November 2021 14:40
To: [REDACTED]
Subject: RE: File Transfer: woodlands - A12029 Woodlands 2

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] will do. Are you around for a catch up tomorrow at all?

Donald Considine

Director

t [REDACTED]

[REDACTED]

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tp bennett One America Street, London SE1 ONE

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From: [REDACTED]
Sent: 03 November 2021 14:36
To: Donald Considine [REDACTED]
Subject: RE: File Transfer: woodlands - A12029 Woodlands 2

Hi Donald,

Please could you provide the invoicing details for AY's instruction?

Thanks,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 29 October 2021 16:15
To: [REDACTED]
Subject: File Transfer: woodlands - A12029 Woodlands 2

Project: A12029 **A12029 Woodlands 2**

Notification about File Transfer **woodlands**

Remarks

Hi [REDACTED]

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File Transfer Info

To: [REDACTED]
CC:
Purpose: **For your review and comment**
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[REDACTED]

From: [REDACTED]
Sent: 03 November 2021 14:47
To: Donald Considine
Subject: RE: File Transfer: woodlands - A12029 Woodlands 2

Sure, would 2pm work?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine <[REDACTED]>
Sent: 03 November 2021 14:40
To: [REDACTED]
Subject: RE: File Transfer: woodlands - A12029 Woodlands 2

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] will do. Are you around for a catch up tomorrow at all?

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

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From: [REDACTED]
Sent: 03 November 2021 14:36
To: Donald Considine [REDACTED]
Subject: RE: File Transfer: woodlands - A12029 Woodlands 2

Hi Donald,

Please could you provide the invoicing details for AY's instruction?

Thanks,

██████████
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: ██████████
Email ██████████
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine ██████████
Sent: 29 October 2021 16:15
To: ██████████
Subject: File Transfer: woodlands - A12029 Woodlands 2

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Project: A12029 **A12029 Woodlands 2**

Notification about File Transfer **woodlands**

Remarks

Hi ██████████

I have attached your form, signed.

I have also attached the full Viability Assessment which comprises part of the submission. as before in my e-mail, this has been sent separately as we would wish this to remain confidential in its current form.

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File Transfer Info

To: ██████████

CC:
Purpose: **For your review and comment**
Expiration Date: **11/12/2021**

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[REDACTED]

From: Donald Considine [REDACTED]
Sent: 03 November 2021 14:50
To: [REDACTED]
Subject: RE: File Transfer: woodlands - A12029 Woodlands 2

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED],

I have a meeting at 2.00, can we say 1.30?

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

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From: [REDACTED]
Sent: 03 November 2021 14:47
To: Donald Considine [REDACTED]
Subject: RE: File Transfer: woodlands - A12029 Woodlands 2

Sure, would 2pm work?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED] >
Sent: 03 November 2021 14:40
To: [REDACTED]
Subject: RE: File Transfer: woodlands - A12029 Woodlands 2

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Hi [REDACTED] will do. Are you around for a catch up tomorrow at all?

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

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From: [REDACTED]

Sent: 03 November 2021 14:36

To: Donald Considine [REDACTED]

Subject: RE: File Transfer: woodlands - A12029 Woodlands 2

Hi Donald,

Please could you provide the invoicing details for AY's instruction?

Thanks,

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]

Email [REDACTED]

Web: <http://www.lambeth.gov.uk>

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From: Donald Considine [REDACTED]

Sent: 29 October 2021 16:15

To: [REDACTED]

Subject: File Transfer: woodlands - A12029 Woodlands 2

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Project: A12029 **A12029 Woodlands 2**

Notification about File Transfer **woodlands**

Remarks

Hi [REDACTED]

I have attached your form, signed.

I have also attached the full Viability Assessment which comprises part of the submission. as before in my e-mail, this has been sent separately as we would wish this to remain confidential in its current form.

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File Transfer Info

To: [REDACTED]

CC:

Purpose: **For your review and comment**

Expiration Date: **11/12/2021**

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[REDACTED]

From: [REDACTED]
Sent: 03 November 2021 14:57
To: Donald Considine
Subject: RE: File Transfer: woodlands - A12029 Woodlands 2

Hi Donald,

No worries, that's fine. We'll speak then

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED]
Sent: 03 November 2021 14:50
To: [REDACTED]
Subject: RE: File Transfer: woodlands - A12029 Woodlands 2

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED],

I have a meeting at 2.00, can we say 1.30?

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbenett.com

tp benett One America Street, London SE1 ONE

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From: [REDACTED]
Sent: 03 November 2021 14:47

To: Donald Considine [REDACTED]
Subject: RE: File Transfer: woodlands - A12029 Woodlands 2

Sure, would 2pm work?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine <[REDACTED]>
Sent: 03 November 2021 14:40
To: [REDACTED]
Subject: RE: File Transfer: woodlands - A12029 Woodlands 2

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] will do. Are you around for a catch up tomorrow at all?

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE

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From: [REDACTED]
Sent: 03 November 2021 14:36
To: Donald Considine [REDACTED]
Subject: RE: File Transfer: woodlands - A12029 Woodlands 2

Hi Donald,

Please could you provide the invoicing details for AY's instruction?

Thanks,

[REDACTED]
Principal Planner - Strategic Applications

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine <[REDACTED]>
Sent: 29 October 2021 16:15
To: [REDACTED]
Subject: File Transfer: woodlands - A12029 Woodlands 2

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Project: A12029 A12029 Woodlands 2

Notification about File Transfer **woodlands**

Remarks

Hi [REDACTED]

I have attached your form, signed.

I have also attached the full Viability Assessment which comprises part of the submission. as before in my e-mail, this has been sent separately as we would wish this to remain confidential in its current form.

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File Transfer Info

To: [REDACTED]
CC:
Purpose: **For your review and comment**
Expiration Date: **11/12/2021**

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Disclaimers apply - full details at www.lambeth.gov.uk/email-disclaimer

From: Donald Considine <[REDACTED]>
Sent: 03 November 2021 15:29
To: [REDACTED]
Attachments: Supplier Information Request Form - BHS.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

I understand that this form needs to be filled in.

In the interim, invoicing details are as follows:

- **Name & Address:** Anthology Kennington Stage Limited, 160-166 Borough High Street, London, SE1 1LB
- **PO Number:** TBC

All invoices should be sent to: accountspayable@anthology.london and can we ensure that [REDACTED] is copied.

Donald Considine
Director

t [REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 0NE



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From: Donald Considine [REDACTED]
Sent: 04 November 2021 13:18
To: [REDACTED]
Attachments: Anthology Kennington Stage - Financial Viability Assessment - 27.10.21 Redacted.pdf

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] redacted FVA attached.

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE



[Click here](#) to read our email disclaimer. **Think before you print**

[REDACTED]

From: [REDACTED]
Sent: 04 November 2021 13:33
To: Donald Considine
Subject: RE:

Hi Donald,

I'm just in an overrunning meeting, I will call you in about 5-10mins if that's alright

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email: [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine [REDACTED] >
Sent: 04 November 2021 13:18
To: [REDACTED] >
Subject:

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Hi [REDACTED] redacted FVA attached.

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbennett.com

tp bennett One America Street, London SE1 0NE



[Click here](#) to read our email disclaimer. [Think before you print](#)

[REDACTED]

From: Donald Considine [REDACTED] >
Sent: 04 November 2021 13:35
To: [REDACTED]
Subject: RE: RE:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

No worries that's fine. I have a meeting at 2.00, but anytime before then.

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbennett.com

tp bennett One America Street, London SE1 0NE

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From: [REDACTED]
Sent: 04 November 2021 13:33
To: Donald Considine [REDACTED]
Subject: RE:

Hi Donald,

I'm just in an overrunning meeting, I will call you in about 5-10mins if that's alright

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

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[Click here for Survey](#)

From: Donald Considine <[REDACTED]>
Sent: 04 November 2021 13:18

To: [REDACTED] >

Subject:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] redacted FVA attached.

Donald Considine

Director

t [REDACTED]

[REDACTED]

www.tpbenett.com

tp benett One America Street, London SE1 0NE



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[REDACTED]

From: [REDACTED]
Sent: 04 November 2021 13:52
To: Donald Considine
Subject: RE: RE:

Hi Donald,

Don't think I'll be released before 2pm sorry – can I call you later this afternoon?

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

Lambeth is leading on a project to develop a new digital tool to make submitting a planning application quicker and easier. We're keen to hear about your experience of submitting an application so that we can use this to help us design the best possible solution:

[Click here for Survey](#)

From: Donald Considine [REDACTED] >
Sent: 04 November 2021 13:35
To: [REDACTED]
Subject: RE: RE:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

No worries that's fine. I have a meeting at 2.00, but anytime before then.

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbenett.com

tp benett One America Street, London SE1 ONE

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From: [REDACTED]
Sent: 04 November 2021 13:33

To: Donald Considine [REDACTED]
Subject: RE:

Hi Donald,

I'm just in an overrunning meeting, I will call you in about 5-10mins if that's alright

[REDACTED]

[REDACTED]
Principal Planner - Strategic Applications
Planning, Transport and Development
Sustainable Growth and Opportunity Directorate
London Borough of Lambeth

Tel: [REDACTED]
Email [REDACTED]
Web: <http://www.lambeth.gov.uk>

Lambeth is leading on a project to develop a new digital tool to make submitting a planning application quicker and easier. We're keen to hear about your experience of submitting an application so that we can use this to help us design the best possible solution:

[Click here for Survey](#)

From: Donald Considine <[REDACTED]>
Sent: 04 November 2021 13:18
To: [REDACTED]
Subject:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED] redacted FVA attached.

Donald Considine
Director

t [REDACTED]
[REDACTED]
www.tpbenett.com

tp benett One America Street, London SE1 ONE



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