

The planning application includes a full suite of documents; we would expect these to be assessed by the LPA with the help of any relevant expert consultees they see fit. If the LPA or the GLA require further information or clarification, we will of course provide, and this would be normal in the course of the detailed consideration of an application.

Have bats & current wildlife been considered in the planning application?

An Ecological Survey/ Bat Impact statement has been submitted with the application for assessment by the LPA. The landscaping proposal includes the relevant Urban Greening Factor calculations; should the LPA require further commitments we would expect these to be secured via condition.

Have downdrafts/wind been considered in the planning application?

A wind assessment was submitted with the application.

Will there be adequate fire and ambulance access for the site?

A fire strategy has been submitted with the application, as has a delivery and services management plan, which includes emergency servicing.

What will Lifestory do if they don't get planning permission?

While not prejudging the process, in light of the work that we have carried out to date and the significant revisions we have made, we are obviously hoping that we will obtain planning permission. However, if we are not successful in gaining planning permission for this latest application, we will have to carefully review what any reasons for refusal are first of all before then considering our next steps.

Do Lifestory have any deadlines they need to hit - are there pressures and what are the pressures for Lifestory?

As we already own the site, we do not have any set deadlines at this point and given that the application is in the hands of the Council for determination. We are, of course, keen to see the application move through the process as swiftly as possible now.

There seems to be duplication of space for waste/play/amenity – can you confirm there is space for each of these activities?

There are specific policy requirements for play and amenity space and management of waste; obviously there is some overlap in these calculations, with for example play space being a subset of overall amenity space, but this only occurs where the policy (both GLA and LPA) allows. The approach would be expected to be fully interrogated by both LBL and the GLA.

Will Southwark allow access via Dante Road/Dugard Way?

We understand the LBS is a consultee on the application (via the LPA); however, these are public roads and it is expected that all access arrangements would be interrogated for acceptability in accordance with accepted standards and the relevant policies.

Will the permission to demolish the Woodlands Nursing Home be leveraged without planning permission?

We do not currently have any settled intention to demolish the existing Woodlands buildings as part of a standalone exercise, but reserve our position on this.

Why have there been so many delays? What has happened with this application this year?

The planning system can be slow, especially on complex urban brownfield sites in sensitive areas. Over the last year we have been in discussion with both LBL and the GLA as to modifications to the application to strike a balance on various competing factors. The amendments the LPA is currently consulting on have come forward as a result of these discussions.

Why is there no provision for social housing on the site?

There is a provision on site with the proposed development incorporating 20% affordable housing (by habitable room). This is supported by a viability assessment, which the LPA will interrogate.

Has waste been considered? The waste management system is from the Victorian times.

A delivery and services management plan has been included in the documentation.