

PC/LT/HG0588



SIGNET PLANNING
VISION | STRATEGY | ACTION

Mr John Miller
The Planning Service
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Dear Sir

SURREY CANAL: LONDON'S SPORTING VILLAGE

OUTLINE PLANNING APPLICATION

On behalf of our client, Renewal New Bermondsey Two Ltd, we are pleased to enclose the Outline Planning Application (with all matters reserved), for the redevelopment of the Surrey Canal Site in Lewisham.

The Application Site comprises 10.05 hectares of previously developed land. It is bounded by railway lines and embankments to the north, east and west of the Site and Rollins Street to the south. The Application Site includes the sites of Excelsior Works; Rollins Street Jewson's; the Orion Industrial Estate; a warehouse and land to the south of Stockholm Road; Enterprise Industrial Estate; the Bolina Industrial Estate; the Lions Centre, and Millwall FC Stadium and surrounding land to the south east and south west.

The application proposes a total of 250,000 sq m of floorspace, comprising a range of uses. The principal elements of the vision are:

- A new Regional Indoor Sporting Centre;
- The incorporation of health facilities such as doctors, dentists, sports specialists etc, as part of a substantial health offer to promote healthy living;
- New streets and public realm, including Bolina Gardens and Stadium Avenue;
- A new hotel and conferencing facilities;
- A multifaith centre;
- A range of employment opportunities;
- A new residential neighbourhood, with a mixture of tenure and housing type, surrounding landscaped courtyards and roof terraces;
- The retention and continued operation of the Millwall FC Stadium;
- A new park at Bridgehouse Meadows;



- A range of comparison and convenience retail provision to support the new neighbourhood;
- The provision of a district heating network and a single line electricity feed from SELCHP; and
- Associated infrastructure, highway and public transport improvements.

Over the course of the last few years, Renewal has met with a significant number of organisations and employers to understand the employment uses that would be successful at Surrey Canal and from this, the concept of London's Sporting Village has emerged. The provision of significant high quality purpose-built facilities in this Inner London location is at the heart of this regeneration project. A local and regional indoor sporting centre creates a sense of place which will make Surrey Canal both unique and a destination in its own right.

The diverse range of uses will underpin the wider objective of seeking to secure the regeneration of this Site and create a sustainable, high density, mixed use environment. The application represents the first step in the creation of a new, dynamic and vibrant district of London, associated with and building upon the opportunities of Millwall FC Stadium and the Site's sporting background.

The scheme is rooted in the principles of sustainability, which will secure significant social, economic and environmental benefits. With regard to conserving energy, materials, water and other resources, Surrey Canal will have high standards of energy and water efficiency, and Renewal is committed to seeking to secure a communal heat network connected to SELCHP.

To make the most of natural systems both within and around the new buildings the Proposed Development will deliver high quality urban design; utilising Passive Solar Design; and making maximum use of natural ventilation and shading. The development aims to reduce the effects of noise, pollution, flooding and micro-climatic effects. To account for future climate change and mitigate for the effects of the urban heat island all the raised courtyard roof areas will be a mixture of extensive and intensive green roofs.

Street pattern and building volumes have been designed to create a sheltered internal environment. The public and private realm is designed to incorporate a high level of vegetation and trees which will assist in improving the micro-climate. Sustainable Drainage Systems (SuDS) are to be implemented within the surface water drainage arrangements to manage, store and treat surface water flows and volumes prior to discharge.

With regard to ensuring developments are comfortable and secure for users, Surrey Canal will meet the principles of inclusive design and will be 100% lifetime homes compliant. The passive surveillance of streets, communal spaces and parking is an integral feature of the design.

To conserve and enhance the natural environment, particularly in relation to biodiversity, the Site wide planting design will increase the number of plant species that is currently found on site and will include native species and will promote site wide biodiversity.

To promote sustainable waste behaviour, the Proposed Development makes use of a wide range of initiatives and new technologies to minimise environmental impact, and the waste hierarchy of reuse, recycle, recover and disposal is being followed. The ENVAC Automated Waste Collection System, an underground waste collection system, will be installed across



the Site and connected to all homes and non-residential units, facilitating recycling and composting with a potential to double the current rate of recycling in the borough. Not only will the district heating system connection to SELCHP provide low carbon heat to Surrey Canal it will also add the potential to link up other nearby areas to the communal heat network in the future.

This is also supported by an effective short, medium and long term transportation strategy, with particular attention given to linkages within and beyond the site to improve connectivity.

The scheme promotes sustainable forms of transport through provision for cycle parking, car clubs, electric vehicle charging and greater permeability, in particular the creation of a pedestrian friendly neighbourhood and significant improvements to public transport to encourage greater public transport use.

The application consists of the following information:

- The completed Planning Application Forms;
- An Environmental Statement, which reports the findings of the Environmental Impact Assessment (the scope of which has been previously agreed with the London Borough of Lewisham);
- A set of Supporting Reports (covering topics such as Planning Policy, Utilities, Waste, Sustainability, Energy, Town Centre uses, Regeneration and Community Involvement);
- A Design and Access Statement;
- A Transport Assessment and Flood Risk Assessment (which also form Technical Appendices to the Environmental Statement);
- A Development Specification for approval (included as an appendix to the Environmental Statement);
- A set of Plans for Approval (including a Site Location Plan, Parameter Plans and a Tree Removal Plan);
- A Non-Technical Summary of the Environmental Statement;
- A cheque for £15,885 made payable to 'London Borough of Lewisham' in respect of the planning application fee.

The planning application fee has been calculated on the following basis:

- £8,285 + £100 for each 0.1 in excess of 2.5 hectares to a maximum of £125,000
- Site area = 10.05 hectares
- $10.05 - 2.5 = 7.55$ hectares
- $76 \times £100 = £7,600$



- £8,285 + £7,600 = **£15,885**

The Application responds directly to London Plan policy 2A.5, which identifies Lewisham-Catford-New Cross as an Opportunity Area for housing, employment and regeneration, and the LBL LDF Core Strategy 2010 Strategic Site Allocation 3, which seeks to develop the Site as a new 'destination' that capitalises on the opportunities presented by Millwall FC Stadium and improves access to sporting facilities, create a high density residential environment and employment provision.

In line with new government guidelines, targeting rising obesity levels to better the fitness of a growing population, Surrey Canal will become a precedent for communities with similar principles to grow and flourish elsewhere. Building communities with sport at their heart creates an urban fabric that supports fit, happy and healthy people.

We look forward to speaking with you further in due course as your consideration of this application begins. However, if you have any queries at the registration and validation stage, please do not hesitate to contact me.

Yours faithfully

Paula Carney

PAULA CARNEY
Director

Enc

cc Graham Harrington, LB Lewisham
Chris Brodie, LB Lewisham