

**SB13-35 Appendix B - Update on Approved Schemes S106/DIFs Agreements**

06 December 2013

No	Site	Development / Marketing Name	Borough	Application Status	Application No	Agreed DIFS & S106 payments												RECEIVED	Notes	
						Highways	Transport	Cycle/Pedestrian/Open Space	Education	Health	Employment	Community	Administration	Env Imps	Open Space	Affordable housing	DIFS			Total
1	Vauxhall Square	Vauxhall Square	Lambeth	Application approved	11/04428/FUL			£1,475,000			£195,000					£7,500	£12,338,730	£14,016,230		
2	Sky Gardens	Sky Gardens	Lambeth	Application approved	09/04322/FUL		£1,554,850	£566,041	£375,114	£224,741	£109,227	£233,033				£57,703		£3,120,709		
3	Hampton House	Hampton House	Lambeth	Application approved	07/04264/FUL		£400,000		£523,000	£100,000	£200,000	£141,000				£250,000		£1,614,000		
4	Eastbury House	Eastbury House	Lambeth	Application approved	10/04163/FUL						£117,189					£23,322	£828,006	£968,517		
5	Sainsbury's Nine Elms	Sainsbury's Nine Elms	Lambeth	Application approved	11/02326/OUT			£200,000			£263,875						£15,937,450	£16,401,325		
6	Vauxhall Tower	Vauxhall Tower	Lambeth	Under Construction	03/01501/FUL															
7	Vauxhall Island Site	Vauxhall Cross	Lambeth	Application approved	10/02060/FUL		£1,000	£160,000			£472,132					£274,018	£3,741,860	£4,649,010		
8	81 Black Prince Road	Parliament House	Lambeth	Under Construction	08/04454/FUL		£268,000		£191,000	£92,000	£76,000	£70,000				£156,000		£853,000		
9	Wah Kwong House	Wah Kwong House	Lambeth	Application approved	08/01136/FUL		£190,000				£90,473	£17,111				£2,746		£300,330		
10	2-14 Tinworth Street and 108-110 Vauxhall Walk	Spring Mews	Lambeth	Application approved	11/04510/FUL			£70,000			£50,000									
11	10 Pascal Street	10 Pascal Street	Lambeth	Application Received	11/03931/FUL															
12	London Fire Brigade HQ	London Fire Brigade HQ	Lambeth	Application Refused	10/04473/FUL												£5,282,901	£5,282,901		
13	1-9 Bondway & 4-6 South Lambeth Place	South Lambeth Place	Lambeth	Completed	10/03151/FUL		£9,009				£17,000									
14	90 Tyers Street	90 Tyers Street	Lambeth	Application Received	11/03491/FUL											£92,949		£118,958	£117,958	
15	30-60 South Lambeth Road	30-60 South Lambeth Road	Lambeth	Application Received	11/04181/FUL		£20,000	£520,000			£84,929						£696,080	£1,321,009		
16	Battersea Gasholders, Prince of Wales Drive, SW8	Battersea Gasholders	Wandsworth	Pre-application																
17	Battersea Power Station and Goods Yard, Kirtling Street, SW8	Battersea Power Station	Wandsworth	Under Construction	2009/3575												£211,630,000	£211,630,000		
18	Main Site, Ballymore, Ponton Road, SW8	Embassy Gardens	Wandsworth	Under construction	2011/1815															Phase 1: Plots A09, A10, A11 come forward for development in 2013 and completed by 2016 in succession; £13,788,130 (min) payments to be made prior to Jan 2016. Phase 2: Plots A01 to A07 come forward for development end of 2016/early 2017, to be completed by 2022; Phase 2: £41,967,872 (max); £38,733,906 (min) It is proposed that the contributions would be paid in instalments on a Plot by Plot basis. Full DIFS contribution including uplift for payments from January 2016 - all payments to be index linked. For the residential Plots 25% of the value of each plot would be paid on commencement of development of that plot and the remainder on 70% completion of sales of the residential units within that plot. For Office Plots the payment would be made on occupation of 50% of the floorspace of that Plot and for the Hotel Plot the payment would be made prior to the hotel opening.
19	Marco Polo House, 346 Queenstown Road, SW8	Marco Polo House	Wandsworth	Application approved	2011/2089												£9,179,250	£9,179,250		DIFS £9,179,250; £2.5m towards Council affordable housing programmes (£1.2m on implementation, £1.3m on occupation of 90% of resi units); £252k contribution for wider employment support (paid on implementation); £150k cycle hire scheme (paid on commencement of development); £100 each Green Travel contribution to each first household; £92k to Batt' Park improvements]
20	New Covent Garden Market, Nine Elms Lane, SW8	New Covent Garden Market	Wandsworth	Application approved	2011/4664												£63,088,865	£63,088,865		
21	Market Towers, Nine Elms, SW8	One Nine Elms	Wandsworth	Application approved	2012/0380												£10,204,680	£10,204,680		
22	Royal Mail Group Site, Ponton Road, SW8	Nine Elms Parkside	Wandsworth	Application approved	2011/2462												£50,880,000	£50,880,000		
23	Tideway Industrial Estate, Kirtling Street, SW8	Riverlight	Wandsworth	Under Construction	2010/3739 2011/3748														£2,158,929	DIFS £33,703,050 (£2m payment on implementation, then phased in accordance with schedule to be agreed); £2,160,000 towards Council affordable housing programmes; £150k cycle hire scheme
24	US Embassy, SW8	US Embassy	Wandsworth	Under Construction	2009/1506 and 1507		£3,388,388	£1,600,000			£350,000					£100,000	£6,335,000	£6,335,000	£5,438,388	
Total						£0	£5,831,247	£4,591,041	£1,089,114	£416,741	£2,025,825	£461,144	£0	£100,000	£954,238	£0	£481,161,441	£490,647,733	£7,715,275	

**SB13-43 Development Sites Planning Update**

SSAD Ref/ or VASPD, DOS	Site Description	Ward	Application Number	Applicant/Landowner	Description of Proposal	Stage	Section 106 Agreements	Progress / Notes
3	London Fire Brigade HQ, 8 Albert Embankment	Princes	10/04473/FUL	Albert Embankment LLP & London Fire And Emergency Planning Authority	Refurbishment, reconstruction and extension to the grade II fire station to provide a new fire station and associated functions for the London Fire Brigade on part basement and ground floors, with residential above, including demolition of the communication mobilising centre. Demolition of the brigade workshop/office buildings to the rear and construction of 7 new buildings ranging in height from 5 to 16 storeys for mixed use purposes, comprising residential; business to include offices and studio workshops; shops, financial and professional services, restaurants and cafes, and drinking) and ancillary facilities. Refurbishment and internal alterations to the grade II listed drill tower associated with the new fire station. Construction of basements to provide servicing, parking, energy centre, plant and storage, creation of areas of open space, and alterations to existing vehicular and pedestrian access and highway arrangements within and around the site. To provide a total of 360 residential units, 7,214sqm of commercial floorspace and 181 parking spaces including a 6 storey building on the corner of Black Prince Road and Newport Street.	Application refused		Appeal dismissed by letter dated 13 May 2013 - on daylight and sunlight impacts. Pre-app discussions have commenced with regard to an amended scheme.
5	81 Black Prince Road (Parliament House)	Princes	08/04454/FUL	Ristoia Ltd	Redevelopment of the site involving the demolition of the existing building and the erection of a 23 storey building (including basement) to contain 1770 square metres (GEA) of commercial floorspace (flexible use for B1 or A2) together with 101 self contained flats (41 x 1 bed, 44 x 2 bed, 8 x 3 bed, 4 x 4 bed and 4 x 5 bed) on upper floors of which 28 are affordable housing units made up of 16 social rented units 12 intermediate units - 28% affordable housing overall.	Refused. Allowed on appeal	Planning obligations, include, securing on site Affordable housing, Education*, Health*. Parks and Open Spaces*, Public Transport*, Training and Employment*, Car Club, Children and young people play* (* indicates financial contribution)	Non material amendment application to alter the mix of affordable units and make changes to the external elevations approved by PAC on 11 September 2012. Under construction.
7	10 Albert Embankment (Wah Kwong House)	Princes	08/01136/FUL	Mr Francois Nairac - G-&G Properties 48 Rochester Row London SW1P 1JU	Demolition and rebuilding to provide a 15 storey (including basement) 102 room apart-hotel together with restaurant and 3 residential penthouses.	Approved	Planning obligations include : Car Club, Travel Plan, Public Transport* Sport and Leisure*, Parks and Open Spaces*, Libraries*, Employment and Training*, Education*, Children and Young People Play Space*, Sustainable Design and Construction, Local Labour in Construction*, Parking Restriction (* indicates financial contribution)	Application 11/00909/FUL currently under consideration to extend time limit of 08/01136/FUL.
7	Hampton House 20-22 Albert Embankment	Princes	07/04264/FUL	St James	Redevelopment of the site involving the demolition of existing buildings and erection of three buildings of between 13 and 27 storeys to provide a mixed use development comprising ground floor commercial units (flexible Use Class A1, A2, A3, A4, B1, D2), an 167 room apart-hotel, 242 self contained residential units (77 affordable, consisting of 43 social rented and 34 intermediate amounting to 32% affordable overall) comprising 93 x 1 bed, 77 x 2 bed, 65 x 3 bed and 7 x 4 bed, along with associated parking and landscaping including first floor podium and roof gardens.	Approved	Planning obligations, include, securing on site Affordable housing, Education*, Health*. Parks and Open Spaces*, Public Transport*, Training and Employment*, Car Club, Children and young people play* (* indicates financial contribution)	Consent implimented as confirmed by 11/00983/LDCE. Substantial works not yet under way.
	Hampton House 20-22 Albert Embankment	Princes		St James	Demolition and redevelopment of the existing building and the erection of a part 15, part 16-24, part 19-27 storey building to provide a residential led mixed use development comprising ground floor cafe/restaurant uses (A3); office (B1); residents gym and members lounge; and 253 residential units, together with ancillary residential facilities, associated amenity space, car, motorcycle and cycle parking, access and servicing, refuse storage and collection facilities and landscaped public piazza Scheme replaces previous scheme with planning permission (REF 07/0426/FUL), that had technically been implemented	PAC resolution to approve, pending completion of s106 12 March	Planning Obligations totalling £4.3 million. including NEV Tariff contribution.of £3.9 million plus on site Affordable housin (84 extra Care Home, plus review mechanism), Car Club, Children and young people play*, public realm improvements, and Local Labour* (* indicates financial contribution)	Granted on 21.06.2013. Building demolished but substantial works not yet commenced. This scheme replaces permission 07/04264/FUL above
9	Peninsula Heights, 93 Albert Embankment				None			
	Prince Consort House Albert Embankment	Princes	13/02347/FUL	Freshwater	Demolition of existing buildings and the erection of a part 9, part 23, part 27 storey residential led mixed use development comprising a ground floor cafe/retail unit (Use Classes A1,A2 and A3), office space (Use Class B1) and 47 residential units (Use Class C3), with basement car parking, cycle parking, servicing, refuse storage, access and landscaping	Approved PAC 23 Sept 2013, subject to Section 106	Draft planning obligations include NEV Tariff £799k, and 14 Affordable Units, plus public realm, general employment and training, children and young person play, car club, and travel	Minded approve subject to signing of S106 agreement
9	Camelford House / Tintagel House, 87-92 Albert Embankment				None			A very preliminary meeting/open discussion took place in July/August 2011. There has been no further progress.
10	Texaco Garage, Albert Embankment				None			Very preliminary pre-app discussion commenced for site that would include Vintage House

## SB13-43 Development Sites Planning Update

SSAD Ref/ or VASPD, DOS	Site Description	Ward	Application Number	Applicant/Landowner	Description of Proposal	Stage	Section 106 Agreements	Progress / Notes
11	2 -14 Tinworth Street and 108 -110 Vauxhall Walk	Princes	11/04510/FUL	CLSH Management Ltd	<p>Redevelopment of 2-16 (evens) Tinworth Street and 100-110 Vauxhall Walk to provide a mixed use scheme comprising a range of buildings up to 8 storeys in height; providing a 120 bedroom hotel (4,353sqm GIA), student accommodation and associated support facilities including 402 student bedrooms (11,355sqm GIA), a convenience retail store (245sqm GIA), a series of small business units (use class B1 - totalling 469sqm GIA) a replacement community centre (561sqm GIA), associated basement servicing area, new public realm, public realm improvements and disabled parking.</p> <p>Please note that no development works are proposed to 92-98 (evens) Vauxhall Walk, Shaftesbury House, Cromwell House and 112 Vauxhall Walk; which would be retained. These are included within the application site to allow for proposed improvements to the public realm and pavements along Vauxhall Walk to the front of these properties.</p>	Original scheme approved 14 August 2012, Amended Scheme Approved 2 April 2013	S 106 signed 14/08/2012. Obligations totaling £345K, include Tariff contribution*, parks and open spaces*, streetscapes*, construction training* , reprovision of community centre.	Planning permission granted and scheme under construction
16	Lord Clyde, 90 Tyers Street	Princes	11/03491/FUL		Redevelopment of vacant site involving the erection of a 5 storey building with basement to provide a Retail art gallery (Use Class A1 with ancillary D1 uses) including a work-live unit for resident artist (Use Class B1) and 3 self contained flats (Use Class C3). Provision of refuse and cycle storage.	Application received	Limited S 106 Agreement includes contribution toward Parks and open spaces	S106 signed March 2012
19	Island Site Vauxhall Cross	Oval	10/02060/FUL	Kylun Ltd	Erection of two towers, Tower A rising to 41 storeys (approx 140m) and Tower B rising to 32 storeys (approx 115m), plus 4 basement levels below ground; to provide a mixed use development comprising 291 residential units (made up of 225 market units, 42 socially rented, 24 intermediate, which makes 23% of the units affordable), 633sqm of floorspace for food and drink commercial uses 2162sqm of floorspace for employment commercial uses, a 179 room hotel and 1371sqm of floorspace for community facilities/assembly and leisure (consisting of a dentist surgery, a soft play facility and a digital cinema/performance space).	Granted on appeal 20.8.2012	S 106 Signed 20.08.12 Obligations totaling £4,606,207 Including NEV tariff of £3,745,600 contribution, plus Employment & training*, Local Construction*, Children and Young Peoples Play*, Parks & Open Spaces*, Public realm Revenue*, Cycle Docking Stations*, Travel Plan*, New Subway configuration, Public Realm Streetscape, Traffic and Highway improvements, Small health and Communitie Facilities, Indoor Children and Young pEoples play, Public Art. (* indicates financial contribution)	Application 13/01644/VOC (minor material amendments) has resolution to approve from PAC of 11/06/13. awaiting completion of s106. Applicant advises that they may be on site within a year.
20	1-9 Bondway & 4-6 South Lambeth Place	Oval	10/03151/FUL	Peter Edwards Planning Perspectives 24 Bruton Place London W1J 6NE	Demolition of existing vacant office buildings and erection of a six storey building to provide commercial floorspace at ground floor (550 sq m) and 148 bed hotel on upper floors (two additional floors on existing).	Approved. Under Construction	Parks and Open Spaces*, Local Training in Construction* TfL/Cycle Superhighway * (* indicates financial contribution)	Approved 2 March 2011. Heads of Terms Agreed. S 106 signed 18 April 2011. Scheme built out, commercial space occupied by Waitrose
21	Vauxhall Station				Change of use of arch 52 to Operational Railway (Sui Generis) to form part of Vauxhall Railway Station, redesigning and reconfiguration of the canopy and staircase and the installation of bollards.	Approved		Planning permission granted 8 April 2011, as part of National Station Improvement Scheme - in receipt of S 106 Public Transport contributions from other permitted developments. Scheme now complete.
22	Vauxhall Square Cap Gemini Site, plot bounded by Parry Street, Bondway, Miles Street & Wandsworth Road	Oval	11/04428/FUL	Vauxhall Cross Limited 86Bondway London SW8 1SF	Demolition of existing buildings (except for the listed buildings on site) to provide a mixed use scheme comprising eight blocks ranging between 6, 9, 11, 16, 21, 26, 48 and 50 storeys, which include 604 dwellings, 14,722sqm Gross Internal Area (GIA) of new office floor space (B1), 3047sqm GIA of A1-A5 retail, 438 bedroom hotel (C1), 40 bedroom replacement homeless hostel (sui generis), 416 student rooms (C1), new multi-screen cinema (D2), 1167sqm GIA Gym (D2), associated basement car parking and servicing; new public square and children's play area and associated public realm improvements.	Planning permission granted 2 July 2013	S106 signed 2 July 2013. Obligation value upto £14 million, plus Affordable Housing of 110 units. Includes NEV Tariff of £12.6 million, minus Mayor CIL. Package includes 20% affordable . plus , public realm street scape works,* parks and and open space contribution*, and construction training* , general employment measures* car club, travel monitoring.	Planning permisison issued.
23	Bondway Commercial Centre, 69-71 Bondway	Oval	09/01520/FUL	Vauxhall Bondway Ltd Channel House 7 Esplanade St Helier Jersey JT2 3RT	Demolition of existing buildings and the erection of a 42 storey building plus 2 basement levels below ground to provide a mixed use development comprising commercial units (flexible use class A1, A2, A3 and A4) at ground floor level, subsidised employment commercial units (use class B1) at first, second and third floor levels and residential units at fourth to fortieth floor levels. Together with 25 car parking spaces and 22 motorbike parking spaces located in the basements. 568 cycle parking spaces (360 located in the basements, 156 located in storage units on floors 4-16 and 52 at street level), refuse storage, public realm improvements/landscaping at street level and the formation of new vehicular access from Bondway/realigned vehicular access from Parry Street. Minimum affordable housing provision to consist of 77 units, comprising 55 social rented, and 22 intermediate. Plus overage arrangement.	Refused on appeal		Inspector upheld LBL refusal, concluding that the scheme is of high quality in many respects but is "critically flawed" in their relationship to complementary public open space. The S.o.S. agreed. Site recently purchased, early pre-application discussions occurring. Initial discussions have been had with regard to a revised scheme and a Planning Performance Agreement is expected to be entered into in the near future.
24	5 and 21 Miles Street				None			

**SB13-43 Development Sites Planning Update**

SSAD Ref/ or VASPD, DOS	Site Description	Ward	Application Number	Applicant/Landowner	Description of Proposal	Stage	Section 106 Agreements	Progress / Notes
27	143-161 Wandsworth Rd (Sky Gardens)	Oval	09/04322/FUL	Frasers Property Developments Ltd	Redevelopment of the site involving the demolition of existing buildings and the erection of a part one, part eight and & 36 storey plus basement building to provide a mixed use development comprising ground floor commercial units (flexible use class A1, A2, A3 and D1) of 257 square metres, 4722 square metres of office floorspace (use class B1), 239 residential units (including 59 affordable housing units consisting of 35 social rented and 24 intermediate units, making the scheme 25% affordable), 3220 square metres of amenity space and landscaped amenity areas, 23 car parking spaces, 278 cycle parking spaces, refuse storage, public realm improvements at street level and the formation of new vehicular access from Wyvil Road.	Approved		Site cleared, but planning permission not implemented. PPA to be signed shortly to deal with conditions. Current applications submitted to the position of the tower and another (LDCE) to prove that the scheme has been implemented on site.
28	Keybridge House and Wyvil Road	Oval	13/03935/OUT	British Telecommunications Plc	Demolition of existing buildings on the site and retention of basement to provide a mixed use development comprising full planning permission for 5 blocks (of 4, 9 (2no), 22 and 36 storeys) which includes 415 dwellings (Class C3), 2,652 sqm GIA employment floorspace (Class B1), 802 sqm GIA retail (Class A1-A5) associated basement car parking, storage and servicing, new public realm and open space; and outline planning permission for a two form of entry primary school (Class D1) 8,600 sqm GEA (maximum) and associated servicing and means of access.	Application under consideration - due to be reported to PAC in January 2014	Section 106 to be agreed.	Scheme would deliver a site for a new school. Negotiations are ongoing about the level of DIFs and S106 payment that would be secured. Going to PAC on 7 January
29	Nine Elms Sainsbury's, Wandsworth Road	Oval	11/02326/OUT Plus temporary planning permission 12/00822//FUL	Sainsbury's Supermarkets Ltd	A part detailed and part outline planning application comprising: Full detailed planning permission for the demolition of the existing retail store and petrol station to allow for the erection of a replacement retail store (7,432msq net trading floorspace (13,059msq gross internal floor area), childrens tutoring facility (298msq), lobby/circulation space (1,707msq), energy centre (779msq), flexible retail, community floorspace (787msq), business, office floorspace (1,860msq) and 671 residential units with ancillary gymnasium (369msq) arranged in seven blocks including towers of 19, 28 and 37 storeys. Also proposed are 363 retail and 148 residential parking spaces, 882 cycle spaces together with associated open space, childrens play space, landscaping and public realm improvements along Wandsworth Road and a new route from Wandsworth Road to New Covent Garden. Outline planning permission (with appearance, landscaping and access to be Reserved Matters) for 105msq of flexible A1, A2, A3, A4, D1 floorspace and 66 dwellings within 2 blocks. In addition outline planning permission is also sought for a further 1736msq of flexible floorspace for use in association with either the proposed Nine Elms Northern Line station or A1, A2, A3, A4, D1 use. This application is accompanied by an Environmental Statement that is available for viewing with the application documents or which can be purchased from Turley Associates on 020 7851 4010 at a price of £150 per ES Volume. A non-technical summary may be obtained free of charge. Temporary store scheme for 1,279 sq metre to be provided on south of site (car park)	Temporary store scheme approved 31 May 2013. 6 November 2013. Main outline planning permission issued	Section 106 signed 4 Nov 2013. Planning obligation Value £16.6 Million, plus 144 affordable housing (20%) review mechanism also included affordable housing - NEV tariff contribution £13.913 in first phase, £2million in second phase, minus Mayoral CIL where chargeable. Also includes, safeguarding part of site for NLE station, local employment*, general employment and training* public realm*, transport and access arrangements, car club, and travel plan*.	Planning Permission granted 6 November 2013.
32	Land at St George Wharf (Vauxhall Tower)	Oval	03/01501/FUL	St George South London Limited George House 7 Imperial Road London SW6 2AN	Redevelopment of part of St George Wharf site to provide 666 residential units, of which 200 units would be provided in a 50-storey tower, (resulting in an overall increase of 386 residential units) including affordable housing, 680 sqm of office (B1) uses, 2154sqm of retail (A1) and restaurant (A3) uses, 1924sqm of health and fitness (D2) uses, together with a riverside walkway, public space, access and car parking (106 additional spaces, resulting in overall parking of 815 spaces). 223 residential units in tower. Affordable housing moved to the now completed Block A by application 05/00781/FUL.	Under construction		Granted on appeal. Amended by later applications, which relocated the affordable housing elsewhere on the site. Tower completed and now occupation has commenced.
	30-60 South Lambeth Road	Oval	11/04181/FUL	Downing	Redevelopment of the existing site to provide a 32 storey mixed-use building comprising new leisure uses (swimming pool & gymnasium) and 572 units for student residential accommodation. Provision of refuse and cycle storage, disabled parking and associated landscaping.	Approved at September 2012 PAC	S 106 planning obligations totalling £650,315 in value, including NEV contribution* parks and open spaces*, signage*, public realm streetscape*, cycle docking station*, travel plan, general employment and training, construction training* and public access to swimming pool facility. (* indicates financial contribution)	Planning permission granted
	Eastbury House 30 - 34 Albert Embankment	Princes	09/01954/INFOR 10/04163/FUL	St James	Demolition of the existing building and the erection of a part 14, part 21, part 28 storey building to provide a mixed use scheme incorporating: ground floor cafe/retail unit (A1/A3) and public piazza, office accommodation (B1) and 46 residential units, together with basement car and cycle parking and plant equipment	Approved at September 2012 PAC	S 106 signed 21/12/12. Obligations total £792,003 including NEV tariff contribution of £631,180, plus signage*, general employment & training*, local construction training*, Travel plan*, and cultural strategy (* indicates financial contribution)	Planning permission granted. Variation of s106 application approved to remove the 14 intermediate housing units and build out a social rented affordable housing off-site development on the Vauxhall City Farm site making Eastbury House 100% private sales (40 units). Currently on site.
	10 Pascal Street London SW8 4SH	Oval	11/03931/FUL	Banham Security	Demolition of existing building and redevelopment of the site involving the erection of a part 13, part 6 and part 3 storey building to provide 3,964 sq m office space (Use Class B1) at ground, first and second floor levels and 63 residential units (Use Class C3) on the upper floors together with a basement level to provide 31 car parking spaces, 5 motor bike spaces and 68 cycle spaces.	Application withdrawn		Application withdrawn
	22 Wyvil Road		12/01508/PREAPP	Agents - DP9	Demolition of the existing building and erection of a 20-30 storey block with commercial uses at ground to second floor and residential above.	Pre-application discussions		Pre application withdrawn before formal response issued (April 2013) but concerns about principal of this development in this location.
	Land to the rear of 66-70 South Lambeth Road		12/04334/PREAPP		Demolition of the existing building and erection of two blocks, 4 to 8 stories in height to provide office floorspace (B1, 1269sqm), café (145sqm) and 303 student accommodation units	Pre-application discussions		Pre application advice given in Feb 2013 (positive in principal). No further response received.

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SSAD Ref/ or VASPD, DOS	Site Description	Ward	Application Number	Applicant/Landowner	Description of Proposal	Stage	Section 106 Agreements	Progress / Notes
2.1.1	Battersea Power Station and Goods Yard, Kirtling Street, SW8	Queenstown	2009/3575 etc	Battersea Power Station Development Company	Restoration, extension, alterations and conversion of the Power Station building to provide retail, residential flats, business, cultural, hotel and conference facilities, event space and incidental accommodation; the demolition of other buildings and development of the land surrounding the Power Station and adjacent/ nearby sites to provide retail, restaurants bars and cafes, offices, hotel, residential, community and cultural space, assembly and leisure space, an energy centre; parking for cars, coaches, motorcycles and bicycles; new access and internal road system and servicing; 'off-site' highway works; works to the jetty to facilitate river transport and fuel delivery, including alterations to the river wall; provision of open space and landscaping works. (application for outline planning permission with detailed elements provided in relation to the Power Station itself, and the jetty and river structures).	Approved	S106 signed and completed on 23rd August 2011	Reserved Matters' for RS1 (first phase) approved Dec 2012. Commencement on site October 2013. Completion of purchase by SP Setia/Sime Darby 2012. Section 73 application for Phases 3-7 received early June 2013 including changes to Phase 3 with residential in place of offices moved to Phase 6 and increase in retail to be considered by Committee September 2013. Deed of variation for chimney sequencing approved by Committee. Details of Deed close to completion. Pre-application discussions on new Listed Building consent underway.
2.1.2	Depot, Kirtling Street, SW8							
2.1.3	Former Petrol Filling Station, 2 Battersea Park Road, SW8			TTT				
2.1.4	Battersea Gasholders, Prince of Wales Drive, SW8	Queenstown		National Grid	Redevelopment for mixed use with approx 750 residential units.	Pre-application discussions progressing. Development Management Principles document agreed between council and landowner		Broad agreement on development principles. Hazardous substance consent for gasholders revoked. Planning permission for demolition of gasholders approved Jan 2013; works programmed to start imminently.
2.1.5	Marco Polo House, 346 Queenstown Road, SW8	Queenstown	2011/2089 (& conservation area consent 2011/2090)	Berkeley Homes	Demolition of existing building. Erection of two new buildings of up to 17 storeys (53.5m AOD) and 15 storeys (47.5m AOD) high to provide 456 residential units and 1,257 sq.m. of commercial floor area comprising of office (B1 & A2), retail (A1) and cafe/restaurant (A3) uses, together with new pedestrian link and vehicular access, basement car and cycle parking, landscaping, excavation works and servicing. A Conservation Area Consent application for the demolition of the existing building (ref. 2011/2090) has been submitted and an Environmental Statement has been submitted with the planning application under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.	Application presented to PAC 19th January 2012. Consent granted and s106 complete March 2012	S106 package includes affordable housing, full DIFS, local employment, start up B1 space, cycle hire, new Battersea Park entrance etc	Section 106 Agreement signed and planning permission issued. Conditions submissions expected shortly with possible commencement Spring 2014. Section 73 application to increase floor to ceiling heights presently out to consultation.
2.1.6	Cringle Dock, Nine Elms, SW8	Queenstown						
2.1.7	RMC Battersea (Metro Greenham), Nine Elms, SW8	Queenstown						
2.1.8	Warehouse, 88 Kirtling Street, SW8	Queenstown						
2.1.9	Riverlight (former Tideway Industrial Estate), Nine Elms, SW8	Queenstown	2010/3739	St. James	Demolition of existing buildings and erection of a mixed-use development of six buildings between 12 and 20 storeys, plus two basement levels, comprising 752 residential units, a 136 room hotel, flexible commercial uses at ground and first floor levels including retail, restaurant, bar, café, offices, gallery and crèche uses (A1, A2, A3, A4, A5 & D1), 420 car parking spaces (comprising 376 for residential, 30 for hotel, 14 for existing riverboats) and 764 bicycle spaces at basement level (plus 20 bicycle spaces at grade), extension and landscaping of riverside walk and provision of open space. An Environmental Statement has been submitted with the application under The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.	Approved		Members resolved to approve at 10 Feb 2011 Planning Applications Committee. S106 Agreement signed and decision issued March 31st.
			2011/3748	St James	Redevelopment of the site to provide a residential mixed-use development of 6 buildings between 12 and 20 storeys, plus two basement levels, comprising 806 residential units, including affordable housing, together with ancillary uses including a concierge/management suite, a business suite and leisure facilities; flexible commercial uses at ground and first floor including retail, financial and professional services, restaurant/café and bar uses, healthcare facilities, a crèche and gallery space (A1/A2/A3/A4 and D1 uses); car and cycle parking at basement level; extension and landscaping of the riverwalk and provision of public open space. An Environmental Statement has been submitted with the application under The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. [This scheme comprises amendments to planning permission 2010/3739 dated 4th March the key changes include: residential use, including affordable housing, to replace hotel use in Block B, reduction in basement footprint, reposition of Block A 800mm north, design alterations to the western facades of Blocks A and B, alterations to landscape strategy]	Under construction		Members resolved to grant p.p. for revised application at PAC Nov 2011. Deed of Variation signed 15th Dec. Work progressing on site with topping out of first phase July 2013. S73 for changes to location of affordable housing, ref; 2013/4116

**SB13-43 Development Sites Planning Update**

SSAD Ref/ or VASPD, DOS	Site Description	Ward	Application Number	Applicant/Landowner	Description of Proposal	Stage	Section 106 Agreements	Progress / Notes
2.1.10	RMC Vauxhall (Middle Wharf), Vauxhall, SW8	Queenstown						
2.1.11	Cable and Wireless, Ballymore Site 6, Unit 2a, Battersea Park Road, SW8	Queenstown	TTT					DCLG stop notice. Thames Tideway Tunnel site.
2.1.12	Market Towers, SW8	Queenstown		Dalian Wanda	Redevelopment to provide a residential-led scheme to provide approx. 430 residential units; 22,000 sq.m of commercial floor space comprising retail, hotel and office as well as community facilities. Buildings up to 200m high.	Approved	Draft S106 including affordable housing, full DIFS, local employment, public viewing gallery on top floor, cycle hire etc	Application considered by PAC 19th June 2012. S106 Agreement signed and planning permission issued 30th October 2012. Development options being considered.
2.1.13	Booker Cash and Carry, 41-49 Nine Elms Lane, SW8	Queenstown		Kent CC Council Pension Fund		Initial contact with Agents for owners made 2011		
2.1.14	Sleaford Street, SW8 Dairy Crest SW8	Queenstown		Sleaford Street Management Company Dairy Crest	An outline planning application for demolition of all existing buildings and construction of a mixed use redevelopment. The proposals include buildings to a maximum height of 18 storeys (59m AOD) and will provide 294 residential units; up to 336sq.m. of commercial floorspace comprising of retail (A1), office (A2 & B1) and café/restaurant (A3) uses; 214sq.m. community youth hall; basement vehicle/cycle parking, plant and servicing areas; new public amenity space and landscaping; excavation and other associated works; reprovision of the existing ball court and two electricity substations. Within the outline application details of access and blocks E (11 storeys) and M (18 storeys) are provided. An Environmental Statement has been submitted with the application under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011.	Planning application received 12/07/13. Ref 2013/3735. Under consideration	Pre-application discussions continuing on a joint site with Dairy Crest site (known as Sleaford Crest). Developers public consultation took place February 2013. Application submitted in August 2013.	
2.1.15	US Embassy, Nine Elms Lane, SW8	Queenstown	2009/1506 & 1507	US Department of State	Redevelopment of an area of 2.15 hectares to provide a new United States Embassy, to a maximum possible height of 97m, associated buildings, and new access road from Nine Elms Lane.	Outline Application Approved. Reserved matters approved.	S106 signed 12/10/2010	Reserved matters application approved by Planning Applications Committee Sept 19th 2012. New Ponton Road in place. Redundant section of Ponton Road removed. Site hoarded off. Commencement of Development August 2013. Groundbreaking ceremony November 2013.
2.1.16	Main Site, Ballymore, Ponton Road, SW8	Queenstown	2011/1815	Ballymore Group	An outline planning application for demolition of all existing buildings and construction of a mixed use redevelopment comprising 9 building plots with buildings to a maximum height of 23 storeys (approximately 80m AOD) and a maximum overall floorspace of 249,604sq.m. GEA. This includes: between 162,874sq.m. and 187,274sq.m. of residential use (equating to between 1601 and 1994 residential units, including affordable housing, and 6750sq.m. of serviced apartments); up to 12,098sq.m. of retail, financial and professional services, café/restaurant, bar and takeaway uses (A1 to A5); between 17,900sq.m. and 51,725sq.m. of office floorspace (B1); up to 10,950sq.m. of hotel use (C1); 750sq.m. of community uses (D1); 3650sq.m. of assembly and leisure uses (D2); basement and ground level parking and servicing; energy centres; new vehicle and pedestrian access and circulation; and new public amenity space and landscaping including part of the 'linear park'. Within the outline described above full details are submitted for Phase 1 of the scheme (Plots A09, A10, A11) comprising: redevelopment of 3 building plots with building heights varying between 2 and 19 storeys; creation of 605 residential units (including affordable housing); a foodstore (Class A1) of approximately 2000 sq m Net sales area in Plot A09; approx. 1,427sq.m. of flexible commercial uses including retail, financial and professional services, café/restaurants, bars and takeaway uses (Class A1, A2 A3, A4, A5); a health and leisure centre (D2); provision of ground floor car parking in plots A10 and A11 and basement parking beneath plot A09; provision of cycle parking; associated landscaping and public open space including provision of a section of 'linear park'. An Environmental Statement has been submitted with the application under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.'	Application considered by PAC 16th Feb 2012. Consent granted and s106 complete March 2012	S106 including affordable housing, full DIFS, local employment, cycle hire etc	Discussions continuing in respect of details and pre-commencement conditions and S106 obligations. Development commenced January 2013 and are continuing on site. New Ponton Road in place forming east boundary of Phase 1 site and Estate Road for Embassy access in place. Reserved matters application for Blocks A03, 4 and 5 within Phase 2 under consideration.
2.1.17	Securicor Site, 80 Kirtling Street, SW8	Queenstown						DCLG stop notice

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SSAD Ref/ or VASPD, DOS	Site Description	Ward	Application Number	Applicant/Landowner	Description of Proposal	Stage	Section 106 Agreements	Progress / Notes
2.1.18	Royal Mail Group Site, Ponton Road, SW8	Queenstown	2011/2462	Royal Mail Estates Ltd	An outline planning application for demolition of all existing buildings and construction of a mixed use redevelopment comprising 7 building plots with buildings to a maximum height of 23 storeys (approximately 76m AOD) and a maximum overall floorspace of 222,120sq.m. GEA. This includes: between 127,072sq.m. and 172,528sq.m. GEA of residential use (equating to between 1332 and 1870 residential units, including affordable housing); up to 9,060sq.m. GEA of retail, financial and professional services, café/restaurant, bar, takeaway uses, non-residential institutions and assembly & leisure including provision of a primary school (use classes A1 to A5, D1 and D2); 16,299 sq.m. GEA of business (storage & distribution) floorspace (B8); provision of basements to provide vehicle and cycle parking, circulation, servicing and plant areas; energy centres; new vehicle and pedestrian accesses; and new public amenity space and landscaping including part of the 'linear park'. Within the outline described above full details are submitted for the appearance and scale of blocks B1, D1 and G; and two new access points from Nine Elms Lane. An Environmental Statement has been submitted with the application under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.	Application considered by PAC 5th March 2012. Consent granted and s106 complete March 2012	S106 including affordable housing, full DIFS, local employment, cycle hire etc	S106 signed and decision issued March 31st 2012. Sorting Office closed Jan 2013. Ground testing to take place 2013
2.1.19	Christies Auctioneers Depot, Ponton Road, SW8	Queenstown		Christies/Bellway		Pre-application discussions under way with Bellway Homes. Possibly 450-500 units.		Site is understood to have been sold.
2.1.20	Government Car and Dispatch Agency, Ponton Road, SW8	Queenstown		Railway Pensions		Pre-application discussions on form of development should break clause be exercised.		
2.1.21	Metropolitan Police Warehouse Garage, Ponton Road, SW8	Queenstown		Met Police				
2.1.22	Heathwall Pumping Station, 54-56 Nine Elms Lane SW8	Queenstown		TTT				
2.1.23	Brooks Court, Kirtling Street, SW8	Queenstown						DCLG stop notice
2.1.24	49-59 Battersea Park Road, SW8	Queenstown						
2.1.25	Dairy Crest Milk Distribution Depot, 55 Sleaford Street, SW8	Queenstown			Now co-joined with Sleaford Street Industrial Estate - see 2.1.14 above.	Planning application received.		See Sleaford Street above. Sites co-joined.
2.1.26	Tidbury Court, Stewarts Road, SW8	Queenstown						Discussions on form of development possible with Borough Valuer and investigations regarding possible disposal for affordable housing.
2.1.27 2.1.28 and 2.1.29	Covent Garden Market, Nine Elms Lane SW8	Queenstown	2011/4664	CGMA/VSM	Demolition of existing wholesale fruit, vegetable and flower market and ancillary building and structures and redevelopment for: - Wholesale fruit, vegetable and flower market and ancillary uses in the Garden Heart (including offices, retail/cafes/restaurants/public house, education, bank, Post Office (sui generis) and retail market); - Residential (Class C3) (up to a max. of 2,443 units); - Hotel (Class C1 and service suites (either C1 or C3)); - Flexible retail (flexible uses within A1 and/or A2 and/or A3 and/or A4 and/or A5); - Retail (Class A1); - Flexible offices, non-residential institutions and assembly & leisure (flexible uses within B1 and/or D1 and/or D2); - Hard and soft landscaping and open space; - New and amended vehicular and pedestrian access and works to the public highway; - Vehicular and cycle parking at grade, in multi-storey facilities and within basements, together with all engineering and associated works, including entry control, circulation, servicing, loading and plant areas (including energy centre).	Approved. CGMA S106 and p.p. issued 25th Oct 2012. Pre-application discussions under way with Vinci St Modwen on new application expected by end of 2013.		Development partner Vinci St Modwen have commenced pre-application discussions on revised proposals.

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SSAD Ref/ or VASPD, DOS	Site Description	Ward	Application Number	Applicant/Landowner	Description of Proposal	Stage	Section 106 Agreements	Progress / Notes
2.1.30	Patcham Terrace (Network Rail Site) Battersea, SW8	Queenstown		Addition Land Ltd and Taylor Wimpey	Redevelopment to provide residential led mixed-use development and new two form entry school.	Pre-application discussions under way with application expected ealy 2014.		Looking to incorporate St Mary's school site into proposals to provide new larger school with residential units and commercial.
2.1.31	Silverthorne Road (Network Rail Site) Battersea, SW8	Queenstown						
2.1.32	National Express Bus Depot, Land off Silverthorne Road, SW8	Queenstown						
2.1.33	Pensbury Place Waste Management Site, SW8	Queenstown						