

NEW CITY COURT PUBLIC BENEFITS COMPARISON SCHEDULE – 2018 SCHEME

Weighting Terminology

WEIGHTING	LPA	APPELLANT
Least Weight	Very limited	Negligible
↓	Limited	Limited
	Moderate	Moderate
	Significant	Substantial
Greatest Weight	Very significant	Very substantial

PUBLIC BENEFIT ¹	LPA WEIGHTING	APPELLANT WEIGHTING
Provision of 46,374 sqm of Grade A office accommodation, resulting in an uplift of 33,611 sqm of office floorspace across the Site (7.2% of Southwark’s net additional office floorspace target with the total minimum based on the Canada Water Masterplan or 4.7% of Southwark’s net additional office floorspace target with the total maximum based on Canada Water Masterplan as set out in Table A of the Southwark Plan 2022). ²	Moderate weight	Substantial weight
Provision of 9.7% of the office floorspace as flexible, affordable workspace space, designed to meet the needs of a range of occupiers, including small local businesses and start-ups, and a payment in lieu for the on-site shortfall.	Significant weight	Moderate weight
Provision of 181sqm of affordable retail space.	Very limited weight	Limited weight
A Business hub space at 21st and 22nd floor level providing business support functions for office tenants, but by making it available to the wider surrounding	Moderate weight ³	Moderate weight

¹ Wording reflects Statement of Common Ground other than where noted.

² ‘Very substantial’ cumulative weighting applied to overall economic benefits in Mr Goddard’s Proof of Evidence.

³ Acknowledged as part of the single “employment and land use” public benefit in Paragraph 8.3 of Mr Glasgow’s Proof of Evidence.

community, with an opportunity to host public events throughout the year would be of public benefit.		
Provision of 1,904 sqm of retail floorspace/food and drink floorspace and 615 sqm of leisure floorspace, contributing towards the vitality of London Bridge town centre and activating the proposed public realm.	Moderate weight ⁴	Moderate weight
Provision of construction jobs on site throughout the demolition and construction period. The Appellant estimates 225 full time equivalent construction jobs throughout the demolition and construction period resulting in a total local expenditure of circa. £3.4m over the construction period.	Moderate weight	Substantial weight
Provision of a net increase of jobs across the Site during operation, supporting an increase in local expenditure. The Appellant estimates the development to support an uplift of approximately 1,905 full time equivalent jobs, supporting an increase in local expenditure of circa. £3.5m each year.	Moderate weight	Substantial weight
New access to the London Bridge Underground Station (subject to London Underground approval), providing an enhanced point of arrival and departure for users of the network alongside a new permeable route through the Site to the station for pedestrians using St Thomas Street, alleviating pressure at the current station exit point on the east side of Borough High Street and improving pedestrian comfort levels on the pavement.	Moderate weight	Very substantial weight
Creation of fully accessible, public realm, providing enhanced connectivity through new public routes and public spaces.	Limited weight	Very substantial weight

⁴ Acknowledged as part of the single “employment and land use” public benefit in Paragraph 8.3 of Mr Glasgow’s Proof of Evidence

Provision of a publicly accessible office entrance space at ground floor level.	-	-
Provision of a free-to-access public garden at fifth floor level, maintained by the building owner, activated by landscaping, a café/restaurant offer, public toilet and rest facilities to provide amenity for visitors.	Limited weight	Moderate weight
Sympathetic restoration and improvement of the Grade II-listed Georgian terrace buildings along St Thomas Street, which overall would enhance the character and appearance of the listed buildings. LBS's position is that although the introduction of shopfronts at the rear represents a small degree of harm, that would be outweighed by the wider package of benefits proposed in the listed building consent proposal.	Limited weight	Substantial weight
Delivery of a development which incorporates a range of zero carbon measures, with commitment to deliver an onsite reduction in regulated carbon emissions of at least 40% across the Site, whilst targeting BREEAM 'Outstanding' for the office building.	Very limited weight	Substantial weight
Provision of visible urban greening of public realm and amenity spaces and a biodiversity net gain across the Site, contributing towards London's green infrastructure and biodiverse urban fabric. The Appellant provided a Biodiversity Net Gain Assessment report for the 2018 scheme on 16 June 2022 which concludes the scheme currently represents a net gain of 0.04 habitat units (41.93%).	-	-
Mayoral and Southwark Community Infrastructure Levy. ⁵	Moderate weight	-
Highways works and associated transport and accessibility improvements (exc. access works at London Bridge Underground Station) to be secured by s106/s278. ⁵	Moderate weight	Moderate weight
Cumulative weight (not agreed in SoCG).⁶	-	Very substantial

⁵ Wording amended from the Statement of Common Ground to specify the different weight attributed to CIL and S106/S278 highway improvements.

⁶ Cumulative weight not agreed in Statement of Common Ground.

NCC PUBLIC BENEFITS COMPARISON SCHEDULE – 2021 SCHEME

Weighting Terminology

WEIGHTING	LPA	APPELLANT
Least Weight	Very limited	Negligible
↓	Limited	Limited
	Moderate	Moderate
	Significant	Substantial
Greatest Weight	Very significant	Very substantial

PUBLIC BENEFIT ⁷	LPA WEIGHTING	APPELLANT WEIGHTING
Provision of 49,049 sqm of Grade A office accommodation, resulting in an uplift of 36,286 sqm of office floorspace across the Site (7.7% of Southwark’s net additional office floorspace target with the total minimum based on the Canada Water Masterplan or 5.2% of Southwark’s net additional office floorspace target with the total maximum based on Canada Water Masterplan as set out in Table A of the Southwark Plan 2022). ⁸	Moderate weight	Substantial weight
Provision of 10% of the office floorspace as flexible, affordable workspace space, designed to meet the needs of a range of occupiers, including small local businesses and start-ups.	Significant weight	Moderate Weight
Provision of 749 sqm of flexible office/retail floorspace, and food and drink floorspace, contributing towards the vitality of London Bridge town centre and activating the proposed public realm.	Moderate weight ⁹	Moderate weight

⁷ Wording reflects Statement of Common Ground other than where noted.

⁸ ‘Very substantial’ cumulative weighting applied to overall economic benefits in Mr Goddard’s Proof of Evidence.

⁹ Acknowledged as part of the single “employment and land use” public benefit in Paragraph 8.3 of Mr Glasgow’s Proof of Evidence

Provision of construction jobs on site throughout the demolition and construction period. The Appellant estimates 270 full time equivalent construction jobs throughout the demolition and construction period resulting in a total local expenditure of circa. £4.0m over the construction period.	Moderate weight	Substantial weight
Provision of a net increase of jobs across the Site during operation, supporting an increase in local expenditure. The Appellant estimates the development to support an uplift of approximately 2,690 full time equivalent jobs, supporting an increase in local expenditure of circa. £5.8m each year.	Moderate weight ¹⁰	Substantial weight
New access to the London Bridge Underground Station (subject to London Underground approval), providing an enhanced point of arrival and departure for users of the network alongside a new permeable route through the Site to the station for pedestrians using St Thomas Street, alleviating pressure at the current station exit point on the east side of Borough High Street and improving pedestrian comfort levels on the pavement.	Moderate weight	Very substantial weight
Creation of fully accessible, public realm, providing enhanced connectivity through new public routes and public spaces.	Limited weight	Very substantial weight
Provision of a free-to-access public garden at roof level, maintained by the building owner, activated by landscaping, a café/restaurant offer, public toilet and rest facilities to provide amenity for visitors.	Limited weight	Moderate weight
Sympathetic restoration and improvement of the Grade II-listed Georgian terrace buildings along St Thomas Street, enhancing the character and appearance of the listed buildings.	Limited weight	Substantial weight

¹⁰ Acknowledged as part of the single “jobs” public benefit in Paragraphs 8.8 and 8.9 of Mr Glasgow’s Proof of Evidence

Delivery of a development which incorporates a range of zero carbon measures, with commitment to deliver an onsite reduction in regulated carbon emissions of at least 40% across the Site, whilst targeting BREEAM 'Outstanding' for the office building.	Limited weight	Substantial weight
Provision of visible urban greening of public realm and amenity spaces and a biodiversity net gain across the Site of 0.43 habitat units (433.32%), contributing towards London's green infrastructure and biodiverse urban fabric.	-	-
Mayoral and Southwark Community Infrastructure Levy. ¹¹	Moderate weight	-
Highways works and associated transport and accessibility improvements (exc. access works at London Bridge Underground Station) to be secured by s106/s278. ¹¹	Moderate weight	Moderate weight
Cumulative weight¹²	-	Very substantial

¹¹ Wording amended from the Statement of Common Ground to specify the different weight attributed to CIL and S106/S278 highway improvements.

¹² Cumulative weight not agreed in Statement of Common Ground.