
RE: Objection 142535/FO/2025

From Andrew Bickerdike <[REDACTED]>

Date Wed 14/01/2026 17:04

To Lucy Harrison <[REDACTED]>
[REDACTED]

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Hi Lucy,

Just to confirm, as you have noted AKT have presented an additional cumulative scenario which now includes the development of the balance of the East Village Central SRF site in accordance with the SRF for this location.

GIA's assessments submitted on behalf of the applicant are presented on a cumulative basis and include consented schemes – i.e. those which have secured planning permission and therefore which the Council has no further influence over and no means to determine the acceptability of their impact via an approval process.

By contrast, there is no requirement for us to consider schemes which may come forward, but which have yet to go through a planning approval process, in assessing impact insofar as these are not committed schemes which the Council has determined to be acceptable in detail. This would include the balance of the SRF site.

If and when applications come forward for development of the wider SRF site, they will need to include evidence in relation to the cumulative scenario, which would include the current scheme if, by that point, it benefits from planning permission. This ensures the cumulative scenario of the impact of the current scheme plus the balance of the SRF is fully considered in the planning process at the appropriate point. That is only required to happen upon presentation of applications for the development of the wider SRF site.

The cumulative impact in the hypothetical scenario of the wider SRF site being delivered is therefore moot for the purposes of the determination of the current application.

Best wishes

Andrew Bickerdike
Director, Head of Planning North

Turley

[REDACTED]

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From: Andrew Bickerdike <[REDACTED]>

Sent: 14 January 2026 15:43

To: 'Lucy Harrison' <[REDACTED]>
[REDACTED]

Subject: RE: Objection 142535/FO/2025

Thanks Lucy.

We are just reviewing and will respond asap

Best wishes