

Committee: Strategic Development Committee	Date: 21 st December 2016	Classification: Unrestricted	Agenda Item No:
Report of: Corporate Director of Development & Renewal		Title: Planning Application for Decision	
Case Officer: Zarndra Piper		Ref No: PA/16/01763	
		Ward: Poplar	

1. APPLICATION DETAILS

Location: Former Castle Wharf Esso Petrol Station, Leamouth Road, London, E14 0JG

Existing Use: Vacant

Proposal: Redevelopment of the former Service Station site with a residential led mixed use development, comprising residential units, together with 295 sqm of D1 floorspace, 81 sqm of flexible non-residential floorspace (Use Classes A1, A2, A3, B1, D1 and D2), 36 sqm café floorspace (Use Class A3), set across two main buildings including a 24 storey tower with stepped blocks of 20, 17, 11 and 8 storeys, linked by a 2 storey podium at ground level, with a single basement level, landscaping and associated amenities.

Amended plans: 101 A, 112 C, 108 C, 113 A, 109 C, 114 A, 110 C, 100 C, 111 C

2. BACKGROUND

- 2.1 This application for planning permission was considered by the Strategic Development Committee on 29 November 2016. A copy of the original report is appended.
- 2.2 Members resolved to DEFER the application to the next committee to enable Members to carry out a detailed site visit.
- 2.3 The Committee also asked for further information regarding:
- Primary schools and health care provision in the area
 - Developments with child play space on the roof top
- 2.4 A site visit was conducted on 09 December 2016.
- 2.5 Following on from the committee meeting LBTH Public Health, and Education Services have been consulted for their views in relation to social infrastructure. The Greater London Authority have been asked for further information relating to infrastructure provision in the Isle of Dogs and South Poplar OAPF area.
- 2.6 The Applicant has also conducted a local infrastructure study, to identify the locations and capacity of community infrastructure, including schools and health care facilities. Additionally, the Applicant has submitted amended plans that relocate all child play space to the ground floor level and allocated 295 sqm of the

non-residential floor space located within unit 1, to a Class D1 use. The description of the proposed development has been amended accordingly.

3. CONSULTATION UPDATE

LBTH Education Development

- 3.1 The projections of need for more primary school places take account of anticipated development sites. The nearest schools to this site have already been expanded to provide more places (Culloden and Woolmore Schools). There is a proposal for a new primary school at the former Bromley Hall School site (Ailsa Street) although this does not have a proposed opening date. A new primary school at Wood Wharf is programmed for 2021.
- 3.2 In the short to medium term there is excess capacity in primary schools due to fluctuations in the birth rate.

LBTH Public Health

- 3.3 The nearest current practice is the Aberfeldy practice. Currently this has no spare capacity, however permission was recently granted to use temporary 'porta cabin' accommodation on the current site to provide additional short term capacity.
- 3.4 In the medium term a new practice is planned for the Aberfeldy estate as part of the estate re-development. This is currently anticipated to open in 2019 and have capacity to serve a list size of about 15-16000 compared to the existing list size of about 6600, representing a significant increase in capacity.

GLA

- 3.5 A Development Infrastructure Funding Study (DIF) has been commissioned, however will not be returning findings until March/April.

4. LOCAL INFRASTRUCTURE STUDY

- 4.1 The applicant has provided a local infrastructure study, to identify the locations and, wherever possible, capacity of community infrastructure facilities that future residents of the proposed development might use.

5. POPULATION & AGE STRUCTURE

- 5.1 Figures from the 2011 Census found that LB Tower Hamlets has a population of 254,096. Table 2.2 below, summarises the age profile at Borough, Regional and National Levels.
- 5.2 LB Tower Hamlets has a significantly higher proportion of people aged between 16 and 44 than the wider London area and England as a whole. The mean age in the borough is 30.9, compared to 35.6 for London and 39.3 for England.

Age	Tower Hamlets	London	England
0-15	50,143 (19.7%)	1,624,768 (19.9%)	10,022,836 (18.9%)
16-24	42,781 (16.8%)	1,008,032 (12.3%)	6,284,760 (11.9%)
25-44	110,402 (43.4%)	2,903,920 (35.5%)	14,595,152 (27.5%)
45-64	35,200 (13.8%)	1,732,472 (21.2%)	13,449,179 (25.4%)
65+	15,570 (5.1%)	904,749 (11.1%)	8,660,529 (16.3%)
Total	254,096	8,173,941	53,012,456

Table 2.2 Population Age Structure

5.3 The population and child yield of the proposed development is important to consider as it has the potential to impact upon the local economy and the provision of key services, such as schools and health care.

5.4 The accommodation mix for the proposed development will accommodate an estimated population of 624 people.

Accommodation Type	Social Rent	Intermediate	Private	Total
Studio	0	0	0	0
1 Bed Flat	23.75	34.8	261.66	320.21
2 Bed Flat	19.36	24.78	72.96	117.1
3 Bed Flat	63.84	0	54.2	118.04
4 Bed Flat	68.64	0	0	68.64
Total	175.59	59.58	388.82	623.99

Table 2.3 Population Yield of the Proposed Development

5.5 It is generally accepted that new developments attract young families and generate a greater proportion of young children compared to average statistics for existing, established households. The number of children generated from a new development has the potential to impact upon areas such as education provision and play space within the local area, and as such, it is important that the child yield of any new development is considered in the context of the current capacity of the local area.

5.6 Using the multipliers as outlined in the GLA SPG, the total projected Child Yield of the proposed development is 106 Children, as shown in Table 2.4.

Results	Social rented/Affordable	Intermediate	Private	Total
Child 0-4	26	1	7	34
Child 5-10	32	0	3	35
Child 11-15	26	0	1	27
Child 16-18	8	0	2	10
Total	93	2	12	106

Source: GLA SPG Play Space Requirement Calculator Tool

Table 2.4 Projected Child Yield of Proposed Development

6. LOCAL COMMUNITY INFRASTRUCTURE

Primary Health Care Facilities - GPs

- 6.1 NHS Choices is the national database for primary healthcare services. In March 2015, the database stated that the National average number of Full Time Equivalent (FTE) GPs per 1,000 patients was 0.58. Using the NHS Choices database, 27 GP practices have been identified within a 1.5 mile radius of the application site.
- 6.2 Of the 27 GP Practices identified, 15 are currently operating at a capacity in line with or above the national average of 0.58 GPs per 1,000 patients. In addition to this, 26 out of 27 identified GP practices currently have capacity and are accepting new patients.
- 6.3 Eight practices are within one mile of the site, all have GP to patient ratios exceeding the national average and all are accepting new patients.

Hospitals & Urgent Care Units

- 6.4 The NHS Choices database has identified 13 hospitals and urgent care units within a 3 mile radius of the application site. One of these facilities also includes an A&E.

Dentist Surgeries

- 6.5 The NHS Choices database identifies 17 dental practices within 1.5 miles of the proposed development. Capacity data was not available for all the surgeries identified. 12 of the identified surgeries are confirmed to be accepting new NHS fee paying patients, and 16 are accepting new charge-exempt patients. Of these six would be within one mile of the site and all are accepting charge-free patients, half are accepting NHS fee paying patients.

Conclusion

- 6.6 The current provision of primary health care facilities within the local area is sustaining the demand from the current population. Further to this, it is considered that there is the capacity to sustain the potential projected population of the proposed development, including the scenario of the GLA SPG projected Yield of 106 children.

7. EDUCATION FACILITIES

- 7.1 The Department for Education (DFE) 2014 New Home to School Travel & Transport Guidance, states the statutory walking distances to school for children are; 2 miles for children under the age of 8; and 3 miles for children over the age of 8.
- 7.2 The assessment has considered Crèches and Nurseries, and Primary Schools within 1.5 miles of the proposed development, which is in greater proximity than the statutory walking distance, as well as Secondary Schools within 3 miles. Where a high number of facilities were identified only the capacity of facilities within a smaller radius was investigated in more detail.

Crèches & Nurseries

- 7.3 Using the national online childcare database, Childcare.co.uk, 14 crèches and nurseries have been identified within a 1.5 mile radius of the application site.
- 7.4 Due to the high number of crèches and nurseries within a 1.5 mile radius, the report investigates the capacity facilities within a 1 mile radius of the site. Since no capacity data was available, data was collected in a short telephone interview with the individual nurseries carried out on 8th December 2016. 5 of the nurseries in the 1 mile radius had a total of 45 vacancies, which exceeds the projected child yield of 34 children of nursery age.
- 7.5 Therefore, it is evident that the provision of crèches and nurseries is currently sustaining the local demand, and there is available capacity to accommodate more than the GLA SPG Child Yield.

Primary Schools

- 7.6 The Directgov School Finder online database has identified 42 schools accepting children of Primary School age (Range 5-11 years) within a 1.5 mile radius of the application site.
- 7.7 The Education Funding Agency (EFA), reports on capacity data for schools across England. The latest data release was for the academic year of 2014 to 2015. Using this dataset, 39 Primary Schools had recorded capacity data, of which 20 were above the government recommended 5% surplus capacity target.
- 7.8 There were 7 Primary Schools recorded to have a capacity of 0%, or oversubscribed.
- 7.9 Four Primary Schools were either private/independent, special or pupil referral schools and therefore did not have capacity data recorded within the dataset.

Secondary Schools

- 7.10 The provision of Secondary Schools within a 3 mile radius of the proposed development has been considered as this is deemed a reasonable distance for Secondary School pupils to travel to school.
- 7.11 The Directgov School Finder online database has identified 21 schools accepting children of Secondary School age (Range 11-16 years) within a 3-mile radius of the application site. It should be noted that some of the schools also accept children below and above this age range. These schools include state funded secondary schools, academies and free schools plus private schools.
- 7.12 The Education Funding Agency (EFA), reports on capacity data for schools across England. The latest data release was for the academic year of 2014 to 2015. Using this dataset, 14 Secondary Schools had capacity; 11 schools were above the government recommended 5% surplus capacity target and 5 were below.
- 7.13 There were 3 Secondary Schools recorded to have a capacity of 0%, or oversubscribed. 4 Secondary Schools were either private/independent, special or pupil referral schools and therefore did not have capacity data recorded within the dataset. Planning permission has been granted for a new secondary school at Westferry Print Works in line with the current Local Plan site allocation.

- 7.14 The applicant has provided additional survey information on the availability of adult education provision, community centres and places of worship.
- 7.15 The baseline research review, has identified 6 adult education learning centres within a 2 mile radius of the application site. In addition to this, there are numerous 'Idea stores', libraries that also offer a wide range of educational courses and other community activities.

Conclusion

- 7.16 The baseline assessment has identified the current provision of education facilities within the local area is sustaining the demand from the current population. Further to this, it is considered that there is the capacity to sustain the potential projected population of the proposed development, including the scenario of the GLA SPG predicted Child Yield of 106 children.

8. CHILD PLAY SPACE

- 8.1 Previously, members raised concerns regarding the location of child play space on the roof top. Subsequently, all of the communal open space has been removed from ground level and relocated to roof level. This allows all of the child play space to be designated at ground floor level. In total, 1082 sqm of child play space would be provided, which exceeds GLA's requirement of 1,064 sqm.
- 8.2 The space would comprise of a range of different play facilities to meet the needs of different age groups, including a pavilion/viewing platform which provides shelter, social meeting space, and a view over the river to the ecology park and City Island beyond. Specific areas within the play space would be allocated for different age groups. The detailed design of the play spaces would be secured through a planning condition.
- 8.3 A total of 673 sqm of communal open space would be provided which also exceeds the GLA's requirement of 378sqm.
- 8.4 The roof gardens would be sheltered by a high, visually permeable parapet and overhead shrubs to provide shade and wind protection. The arrangement of spaces would optimise key views toward the river, ecology park and City Island and to the south toward the O2 and Greenwich Peninsula.

9. ON-SITE COMMUNITY USE

In order to provide an additional community use to support the local area, the applicant has revised the scheme, allocating 295 sqm of the non-residential floor space located within unit 1, to a Class D1 use class (this includes health, community and education uses).

10. RECOMMENDATION

- 10.1 Officers' original recommendation to **GRANT** planning permission remains unchanged.