

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/17/01618	(Locksley Est Site D) Land adjacent to 1-12, Parnham Street, London	Residential development comprising 17, one, two, three and four bedroom flats available for affordable rent. The height of the building ranges from five to eight storeys.

1.0 ADDITIONAL REPRESENTATION

1.1 The Council has received three additional representations objecting to the scheme, including an objection from Cllr Andrew Wood. A petition objecting to the scheme containing 151 signatories has also been received. These are summarised as follows:

1.2 In Objection

Representation from Cllr Andrew Wood

- Lack of site maintenance.
- Site is part of the green grid.
- Tower Hamlets has a shortage of green space which is set to rise
- The draft Local Plan (regulation 19 consultation) says *"As the borough becomes more densely populated, levels of open space deficiency are expected to increase. Improving existing open spaces and maximising opportunities to enhance the green grid and deliver small green interventions, such as pocket parks, as well as strategic open space will become increasingly important, especially within deficient areas."*
- The site is included in the draft Local Plan as being an area of open space deficiency.
- Draft Local Plan policy says "maximising the opportunities to create/increase publicly accessible open space (including playing pitches and ancillary sporting facilities) with a range of sizes and for a range of users, particularly in the following locations (which are expected to experience the highest level of open space deficiency) Limehouse".

1.3 Representations from local residents and the petition raise the following issues:

- Loss of open space/biodiversity
- Affordable rents are too expensive for local residents
- Lack of maintenance of space has given impression that it is unwanted
- Many residents of 1-12 Parnham Street are elderly/vulnerable and will be adversely impacted by construction/ Health/stress impacts
- Local community oppose the development
- There are other more suitable brownfield sites
- Loss of trees on the site, which have numerous benefits
- Site would be best used as an orchard
- Overshadowing
- Noise
- Loss of Outlook

1.4 The majority of issues raised above, are already addressed within the committee report.

1.5 Since the publication of the committee report, the Council has continued the progression of the new local plan, the next stage being publication of the 'Regulation 19' draft Local plan for consultation. This means that the document is as we would wish to submit to the Secretary of State for examination. As the Regulation 19 version is still subject to public comment on its legal compliance and soundness and has not been considered by an Inspector, its weight remains limited.

- 1.6 Within the draft local plan, figure 14 on page 122, provides an indication of access to Open Space and annotates areas of 'open space deficiency'. This covers a portion of the application site. It has been suggested within the representation that this further supports the position the site should not be developed.
- 1.7 In response, it is important to note, the intention of the figure is to highlight areas not define policy and as such, the map does not preclude development within these areas. The Committee should note that a number of the Council's proposed site allocations are located in many of these areas. The aim is to manage development, rather than to restrict it. In this case, a number of enhancements have been secured to existing open space spaces within Locksley Estate, which will be secured through a "Grampian" condition. The development itself will provide access to enhanced open space and child play space within it's boundary for both the new occupiers of the scheme and residents at 1-12 Parnham Street.
- 1.8 The Committee is invited to take additional representations into account in their determination of the application

2 RECOMMENDATION

- 2.1 Officer recommendation remains that planning permission should be **GRANTED** for the reasons set out in the report.