

Committee: Development Committee	Date: 16 th June 2010	Classification: Unrestricted	Agenda Item No: 9.3
Report of: Corporate Director of Development and Renewal		Title: Planning Application for Decision	
Case Officer: Shay Bugler		Ref No: PA/09/1656	
		Ward(s): Bromley by Bow	

1. APPLICATION DETAILS

- 1.1 **Location:** 12-50 Bow Common Lane & Furze Street, E3
- 1.2 **Existing Use:** Light Industry
- 1.3 **Proposal:** Development of 129 units comprising (65 x 1 bed; 44 x 2 bed; 16 x 3 bed & 4x 4 bed) and 139 sqm metres of commercial floorspace use Class B1 (office space), a pedestrian and cycle pathway, 142 bicycle parking spaces and landscaping works.
- 1.4 **Drawing Nos:** PL_101 (rev P3); PL_110 (rev P2); PL_111 (rev P2); PL_112 (rev P2); PL_120 (rev P2); PL_200 (rev P2); PL_201 (rev P2); PL_220 (rev P2); PL_221 (rev P2); PL_300 (rev P2); PL_301 (rev P2); PL_302 (rev P2); PL_303 (rev P1); PL_310 (rev P1); PL_320 (rev P2); PL_321 (rev P1); PL_500 (rev P2); PL_501 (rev P1); PL_510 (rev P1); PL_520 (rev P2); PL_521 (rev P1)
- 1.5 **Supporting Documents**
- Planning Statement by Indigo Planning dated Sept 2009
 - Transport Assessment dated September 2009 from MB Mayer Brown
 - Daylight & sunlight study (neighbouring properties) by Right of Light Consultancy dated 11th Sept 2009
 - Air Quality Assessment by WSP dated August 2009
 - Design & access statement by Hawkins /Brown dated Sept 2009
 - Addendum to Design and Access Statement dated April 2010
 - Addendum to Planning Statement dated April 2010
 - Energy and Carbon study by Cunnington Clark-amendment January 2010
 - Planning Statement – Impact Statement by Indigo Planning dated September 2009
- 1.6 **Applicant:** Luminus Development Limited
- 1.7 **Owner:** Luminus Development Limited

1.8 **Historic Building:** N/A

1.9 **Conservation Area:** N/A

2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

- 2.1 The Local Planning Authority has considered the particular circumstances of this application against the Council's approved planning policies contained in the London Plan (Consolidated with Alterations since 2004), the London Borough of Tower Hamlets Unitary Development Plan (UDP) 1998 and associated supplementary planning guidance, the Council's Interim Planning Guidance (IPG) for the purposes of Development Control (October 2007); Core Strategy 2005 Development Plan Document submission version (December 2009) and Government Planning Policy Guidance and has found that:
- 2.2
- The proposal is in line with the Mayor and Council's policy, as well as government guidance which seek to maximise the development potential of sites. As such, the development complies with policy 3A.3 of the London Plan (Consolidated with Alterations since 2004) and HSG1 of the Council's Interim Planning Guidance (2007) and SP02 of the Core Strategy submission document (December 2009) which seeks to ensure this.
- 2.4
- The proposal provides an acceptable amount of affordable housing and mix of units overall. As such, the proposal is in line with policies 3A.5, 3A.9 and 3A.10 of the London Plan (Consolidated with Alterations since 2004), policy HSG7 of the Council's Unitary Development Plan 1998 and policies CP22, HSG2, HSG3 and HSG4 of the Council's Interim Planning Guidance (2007) & SP02 of the Core Strategy submission document (Dec 2009) which seek to ensure that new developments offer a range of housing choices.
- 2.5
- The density of the scheme would not result in the overdevelopment of the site and any of the problems that are typically associated with overdevelopment. As such, the scheme is in line with policy 3A.3 of the London Plan (Consolidated with Alterations since 2004), policies DEV1 and DEV2 of the Council's Unitary Development Plan 1998 and policies CP5, HSG1, DEV1 and DEV2 of Council's Interim Planning Guidance (2007) & SP02, SP09, SP10, SP12, SP03 & SP04 of the Core Strategy Development Plan Document 2005 submission version (Dec 2009), which seek to provide an acceptable standard of accommodation.
- 2.6
- The development would enhance the streetscape and public realm through the provision of a public realm, public open space and improved pedestrian linkages. Furthermore, the quantity and quality of housing amenity space and the communal/child play space strategy is also considered to be acceptable. As such, the amenity space proposed is acceptable and in line with PPS3, policies 3A.18 and 4B.1 of the London Plan (Consolidated with Alterations since 2004), policies ST37, DEV1, DEV12, HSG16, T18 and OS9 of the Council's Unitary

Development Plan 1998 and policies CP30, DEV2, DEV 3, DEV4 and HSG7 of the Council's Interim Planning Guidance (2007) (Dec 2009) which seek to improve amenity and liveability for residents whilst creating a more attractive environment for those who live and work here.

- 2.7 • The building height, scale, bulk and design is acceptable and in line with Planning Policy Guidance 15, policies 4B.1, 4B.2, 4B.3 and 4B.5 of the London Plan (Consolidated with Alterations since 2004), policies DEV1, and DEV2 of the Council's Unitary Development Plan 1998; policies DEV1, DEV2, DEV3, DEV4, DEV 27, CON 1 and CON2 of the Council's Interim Planning Guidance (2007) & policies SP02, SP10 & SP12 of the Core Strategy Development Plan document (submission version) Dec 2009 which seek to ensure buildings are of a high quality design and suitably located.
- 2.8 • The safety and security of the scheme is acceptable in accordance with policy DEV1 of the Council's Unitary Development Plan 1998 and policy DEV4 of the Council's Interim Planning Guidance (2007) & policy SP10 of the Core Strategy Development Plan document 2005 (submission version 2005 (Dec 2009, which require all developments to consider the safety and security of development without compromising the achievement of good design and inclusive environments.
- 2.9 • Transport matters, including parking, access and servicing, are acceptable and in line with policy 3C.23 of the London Plan (Consolidated with Alterations since 2004), policies T16, T18 and T19 of the Council's Unitary Development Plan 1998 and policies DEV18 and DEV19 of the Council's Interim Planning Guidance (2007) & policy SP09 of the Core Strategy submission document (Dec 2009), which seek to ensure there are no detrimental highways impacts created by the development.
- 2.10 • Sustainability matters, including energy, are acceptable and in line with policies 4A.3 to 4A.7 of the London Plan (Consolidated with Alterations since 2004) and policies DEV 5 to DEV9 of the Council's Interim Planning Guidance (2007) & SP11 of the Core Strategy submission document (Dec 2009) which seek to promote sustainable development practices.
- 2.11 • Obligations have been secured towards the provision of affordable housing, health, education, signage & pedestrian & cyclist routes; open space, leisure facilities inline with Government Circular 05/05, policy DEV4 of the Council's Unitary Development Plan 1998 and policy IMP1 of the Council's Interim Planning Guidance (2007), SP13 of the Core Strategy Development Plan Document 2005 (submission version Doc '09) which seek to secure contributions toward infrastructure and services required to mitigate the impact of the proposed development.

3. RECOMMENDATION

- 3.1 That the Committee resolve to GRANT planning permission subject to:
- 3.2 B. The prior completion of a legal agreement, to the satisfaction of the Assistant

Chief Executive (Legal Services), to secure the following:

1. Affordable housing provision of 37% of the proposed habitable rooms with a 81/19 split between rented/ intermediate to be provided on site.
2. A contribution of £154, 801 to mitigate the demand of the additional population on health care facilities.
3. A contribution of £197,472 to mitigate the demand of the additional population on education facilities.
6. A financial contribution of £23,000 towards signage and pedestrian and cyclist routes in the vicinity
7. A contribution of £150,000 towards improvements to park and open spaces
8. A contribution of £65,000 towards leisure facilities

Non financial contributions

8. Preparation of a right of way “walkway agreement” for crossing through the site between Bow Common Lane and Furze Street.
9. Local labour in construction
10. Travel Plan
11. “Car –free” agreement
12. Management company be set up which will be responsible for ensuring the bins are wheeled to within 10m of Furze Street on collection days.

That the Head of Development Decisions is delegated power to impose conditions on the planning permission to secure the following:

3.3 Conditions

1. Permission valid for 5 years.
2. Development carried out in accordance with the approved plans
3. Submission of samples/details/full particulars of materials, landscaping & external lighting
4. Submission of a secure by design statement
5. Submission of details of site foundation
6. Building, engineering or other operations including demolition shall be carried out only between 8.00 am and 6.00 pm Mondays to Fridays and between the hours of 9.00 am and 1.00 pm Saturdays and shall not be carried out at any

time on Sundays or Public holidays.

7. Any power/hammer driven piling/breaking out of material required during construction/demolition shall only take place between the hours of 10.00 am and 4.00 pm Monday to Friday
8. Loading restrictions on Bow Common Lane
9. Off street servicing
10. Service Management Plan
11. Details of refuse and recycling facilities
12. Details of noise survey and details of sound insulation required
13. Construction Management Plan
14. Submission of foul and surface water has been submitted
15. Submission of details of site drainage plan
16. Noise emissions from plant at block D
17. Contamination Assessment
18. Verification assessment demonstration
19. Completion of works set out in the approved remediation
20. Piling and other foundation design
21. Drainage plans
22. Lifetime Homes
23. 10% wheelchair adoptable
24. Details of communal heating feasibility study including thermal loads and co2 emission reduction
25. Detailed renewable energy technology
26. Details of the heat network supply for all residents installed and sized to the heating and domestic hot water
27. Code level 4 Sustainable Homes
28. Highway improvement works
29. Obscure glazing to elevation of block A facing no 36 Bow Common Lane
30. Hours of operation and delivery times for the B1 use.
31. Any other condition(s) considered necessary by the Head of Development Decision

3.4 **Informatives**

1. Section 106 agreement required.
 2. Section 278 (Highways) agreement required.
 3. Site notice specifying the details of the contractor required.
 4. Construction Environmental Management Plan Advice.
 5. Environmental Health Department Advice.
 6. English Heritage Advice
 7. Parking Services Advice – Traffic Management Order
 8. Metropolitan Police Advice.
- 3.5 That, if by 16th September 2010 the legal agreement has not been completed to the satisfaction of the Assistant Chief Executive (Legal Services), the Head of Development Decisions is delegated power to refuse planning permission.

4. **PROPOSAL AND LOCATION DETAILS**

- 4.1 The proposal is for the redevelopment of the site to construct 129 units (comprising 65 x 1 bed; 44 x 2 bed; 16 x 3 bed & 4 x 4 bed residential dwellings and 139 sq metres of commercial floorspace use Class B1 (office space), a pedestrian and cycle pathway; 142 bicycle parking spaces and landscaping

Site and Surroundings

- 4.2 The site comprises of several small plots, identified in the Tower Hamlet's Furze Street Local Development Brief (November 2005) as Areas II (frontage onto Furze Street) and III (frontage onto Bow Common Lane). The site has frontages to Furze Street to the east and Bow Common Lane to the west and covers an area of approximately 0.716 ha.
- 4.3 The site currently accommodates a range of buildings and uses, including a printing works, vehicle repairs and an open yard used for the breaking and storage of heavy commercial vehicle parts. The sites are currently occupied by commercial buildings and used for B2 (general industry) and B8 (storage)
- 4.4 The site is bordered by Devons Road on the north side, Furze Street towards east and Bow Common Lane along the west side. At the south side a warehouse complex is sitting between the site and the Limehouse Cut.
- 4.5 Furze Green forms the focus of the immediate area and comprises a Council owned public open space of approximately 0.8ha. Furze Green is located to the east of the site opposite Furze Street.
- 4.6 The site is predominantly surrounded by residential development which varies in scale from 4-6 storeys in scale.
- 4.7 The adjoining site to the north comprises of 78 residential units and 220sqm of commercial floorspace by Telford Homes. Planning permission for the development was granted in January 2007 (ref no: PA/1096).

- 4.8 The east side of the site beyond Furze Green is dominated by the 6 storey 1960's Perring Estate, fronting onto Gale Street. The southeast corner is lightened up by a contemporary 5 storey residential building facing onto Gale Street
- 4.9 The Public Transport Accessibility Level (PTAL) of the site is 2 ranging to 3. This level indicates a low/moderate/good level of public transport accessibility.

Planning History

12 to 50 Bow Common Lane and Furze Street, London

- 4.10 On the 21st November 2007, planning committee resolved to grant planning permission for the erection of buildings from two to five storeys to provide 139 residential units (comprising of 64 x 1 bed; 53 x 2 bed; 18 x 3 bed & 4 x 4 bed), 294 sq.m of commercial (Class B1) space and 82 sq.m community facility. The application was later withdrawn due to technical issues associated with the S106 Agreement. (ref no: PA/07/1338)

Land bounded by Bow Common Lane and Furze Street on Devons road, London, E3

- 4.11 On the 21st January 2007, planning permission was approved for the development of 78 residential units comprising one, two and three bedroom apartments and three and four bedroom houses in blocks ranging in height from 3 to 6 storeys and the creation of 220s sq.m of ground floor business /commercial space. (ref no: PA/06/1096)

Land bounded by Bow Common Lane and Furze Street on Devons road, London, E3

- 4.12 On the 20th December 2006, planning permission was approved for the demolition of existing buildings and the development of 215 residential units including one, two and three bedroom apartments and three and four bedroom town houses in blocks ranging in height between 3 and 6 storeys and the creation of 860 sq.m. of ground floor business/commercial space (Ref no: PA/06/1097).

5. POLICY FRAMEWORK

- 5.1 For details of the status of relevant policies see the front sheet for "Planning Applications for Determination" agenda items. The following policies are relevant to the application:

5.2 Unitary Development Plan (as saved September 2007)

Proposals: Not subject to site specific proposals

Policies: Environment Policies

DEV1	Design Requirements
DEV2	Environmental Requirements
DEV4	Planning Obligations

DEV50	Noise
DEV51	Contaminated Land
HSG6	Separate Access
HSG7	Dwelling Mix
HSG15	Residential Amenity
HSG16	Amenity Space
T16	Impact of Traffic
T21	Existing Pedestrians Routes
OS9	Child Play Space

5.3 Interim Planning Guidance for the purposes of Development Control (Oct 2007)

Proposals: C12 Development Site (Specific uses have not yet been identified)
Archaeological Priority Area

Core Strategies: IMP1 Planning Obligations

CP1	Creating Sustainable Communities
CP3	Sustainable Environment
CP4	Good Design
CP5	Supporting Infrastructure
CP19	New Housing Provision
CP20	Sustainable Residential Density
CP21	Dwelling Mix
CP22	Affordable Housing
CP25	Housing Amenity Space
CP30	Improving the Quality and Quantity of Open Space
CP38	Energy Efficiency and Production of Renewable Energy
CP39	Sustainable Waste Management
CP41	Integrating Development with Transport
CP46	Accessible and Inclusive Environments
CP47	Community Safety

Policies: Development Control Policies

DEV1	Amenity
DEV2	Character & Design
DEV3	Accessibility & Inclusive Design
DEV4	Safety & Security
DEV5	Sustainable Design
DEV6	Energy Efficiency & Renewable Energy
DEV10	Disturbance from Noise Pollution
DEV11	Air Pollution and Air Quality
DEV12	Management of Demolition and Construction
DEV13	Landscaping
DEV15	Waste and Recyclables Storage
DEV16	Walking and Cycling Routes and Facilities
DEV17	Transport Assessments

DEV18	Travel Plans
DEV19	Parking for Motor Vehicles
DEV20	Capacity of Utility Infrastructure
DEV22	Contaminated Land
HSG1	Determining Residential Density
HSG2	Housing Mix
HSG3	Affordable Housing
HSG4	Social and Intermediate Housing ratio
HSG7	Housing Amenity Space
HSG9	Accessible and Adaptable Homes
HSG10	Calculating Provision of Affordable Housing

5.4 Core Strategy Development Plan Document 2025 (submission version December 2009)

SP02	Urban living for everyone
SP03	Creating healthy and liveable neighbourhoods
SP05	Dealing with waste
SP09	Making connected places
SP10	Creating distinct and durable places
SP11	Working towards a zero carbon borough

5.5 Development Brief for Furze Street & Bow Common Lane dated November 2005

5.6 Supplementary Planning Guidance/Documents

Designing Out Crime
 Residential Space
 Landscape Requirements
 Archaeology and Development

5.7 The London Plan 2008 (consolidated with alterations since 2004) - the Mayor's Spatial Development Strategy

2A.1	Sustainability Criteria
3A.1	Increasing London's Supply of Housing
3A.2	Borough Housing Targets
3A.3	Maximising the potential of sites
3A.5	Housing Choice
3A.6	Quality of new housing provision
3A.7	Large residential developments
3A.8	Definition of Affordable Housing
3A.9	Affordable Housing Targets
3A.10	Negotiating affordable housing in individual private residential and mixed-use schemes
3B.11	Improving Employment Opportunities for Londoners
3C.1	Integrating Transport and Development
3C.23	Parking Strategy
3D.13	Children and Young People Play Strategies
4A.1	Tackling climate change

4A.2	Mitigating climate change
4A.3	Sustainable design and construction
4A.5	Provision of heating and cooling works
4B.1	Design principles for a compact city
4B.2	Promoting world class architecture design
4B.3	Enhancing the quality of the public realm
4A.4	Energy Assessment
4B.5	Creating an inclusive environment
4B.8	Respect local context and communities
4A.7	Renewable Energy

5.8 Government Planning Policy Guidance/Statements

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport
PPS22	Renewable Energy
PPG24	Planning & Noise

5.9 **Community Plan** The following Community Plan objectives relate to the application:

- A better place for living safely
- A better place for living well
- A better place for creating and sharing prosperity

5.10 Housing Strategy 2009/12

6. CONSULTATION RESPONSE

6.1 The views of officers within the Directorate of Development and Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below. The following were consulted regarding the application:

LBTH Cleansing

6.2 No comments received.

(Officers comment: Details of the location of the refuse & recycling facilities shall be submitted to and approved by the LPA prior to occupation. This will be secured by way of condition).

LBTH Education

6.3 LBTH Education team note that the proposed dwelling mix has been assessed for the impact on the provision of primary school places. The mix is assessed as requiring a contribution towards the provision of 16 additional primary school places @ £12,342 = £197,472. This funding will be pooled with other resources to support the Local Authority's programme for the borough by providing additional places to meet need demand.

(Officers comment: A contribution of £197,472 to mitigate the demand of the additional population on education facilities. This will be secured in the Section 106 Agreement).

6.5 LBTH Environmental Health

- 6.6 The hours of operation for the B1 use as well as delivery times should be controlled to avoid any residential/commercial conflict
- 6.7 *(Officer comment: The hours of operation and delivery times for the B1 use will be conditioned).*
- 6.8 The acoustic report makes no mention of the commercial use and whether the associated mechanical plant & equipment (including air conditioning) is 10dB(A) below the lowest recorded background noise level.
- 6.9 *(Officers comment: As a response to the comments made above, the applicant confirms that the only plant likely to be installed at Block D is an air conditioning unit. The applicant also sets out predicted noise levels for such a unit at three different locations at Block D. The external plant should not emit more than 50 db (A) when employed at its most demanding setting; and that if plant were to be accommodated within the refuse and recycling room, the noise level emitted would be extremely low. A condition will be included in the decision notice to control the noise level emitted from any plant at Block D to ensure the residential amenity of future occupiers is not compromised).*

Contamination land officer

- 6.10 A detailed contamination land assessment is required.

(Officers comment: The applicant is required to submit a contamination report. The report must be submitted, approved and any remedial works carried out prior to the commencement of works on site. This will be secured by way of condition).

Sunlight/ Daylight

- 6.11 The daylight & sunlight officers confirm that the daylight and sunlight levels to surrounding properties and the approved scheme at 34 Bow Common Lane is acceptable.

Crime Prevention Officer

- 6.12 The concept of a link walk through between Bow Common Lane and Furze Street is acceptable with no recesses on either side should be provided. There are some blank elevations proposed which could potentially pose safety issues given that it reduces natural light and surveillance. The design of the ground floor means that there are a number of recesses which pose safety issues.

- 6.13 *(Officers comment: The applicant has taken the above comments on board and amended the scheme accordingly. The entrance to Block B2 has been revised to eliminate the recess into the entrance. Furthermore, the elevation of Block B2 and D which front onto the public route have been amended to include more windows and additional defensible /amenity space to the ground floor units. Given the siting of the approved scheme at 34 Bow Common Lane, it is difficult to have a direct wide open through route. The proposed route is considered acceptable).*
- 6.14 The long seating area along Furze Street could be a ground for loitering. There is a park opposite and no active frontage looking back at them.
- 6.15 *(Officers comment: As a response to this comment, the proposal has been amended. The long seating area shown on the Furze Street elevation in the original submission drawings has been removed).*
- 6.16 Details of defensive planting & lighting should be submitted to ensure safety of residents particularly on Furze Street (has balconies fronting the highways) are protected.
- 6.17 *(Officers comment: To ensure that security of future residents is protected, details of planting and lighting are to submitted and approved in writing and implemented prior to the occupation of the units. This will be secured by way of condition).*

LBTH Highways

- 6.18 A Travel Plan is required for a development of this scale. The Travel Plan is a key management tool for implementing transport solutions for a new development.
- 6.19 *(Officers comment: The applicant will be required to submit a Travel Plan. This will be secured in the S106 Agreement)*
- 6.20 A condition should be placed on the development that prevents residents from being able to apply for an on street parking permit in the area.
- 6.21 *(Officers comment: The Section 106 Agreement will contain provisions to ensure that residents cannot apply for residents permits to prevent any problems associated with congestion and encourage sustainable modes of transport).*
- 6.22 Details of the all cycle parking facilities, location, maintenance and its retention should be conditioned.

(Officers comment: The applicant has provided adequate detailing with regard to cycle space provision. The proposed development currently includes a combination of Sheffield stands, and the Josta two tier system to provide the cycle parking. The stands are 100mm apart with each stand able to accommodate two cycles in accordance with Council policy. In addition, the scheme makes provision for 142 cycle spaces in accordance

with Council policy. Furthermore, all proposed cycle storage are in a sheltered and secured location which is lit and safe given its proximity to the residential units. As such, it is not considered necessary to add this condition).

- 6.23 The location of the refuse stores seems to be greater than the standard maximum wheeling distance of 10m.
- 6.24 *(Officers comment: The standard maximum wheeling distance is 10m from storage area to collection point. It is proposed that the refuse will be collected by refuse vehicles which will wait in the road, and as such, the collection point will be the highway. The refuse stores to blocks A and D are within the 10m standard maximum distance; however the stores from block B1 and B2 exceed this maximum. It is proposed that a management company be set up which will be responsible for ensuring the bins are wheeled to within 10m of Furze Street on collection days. This obligation will be secured in the S106 Agreement).*

LBTH Communities Localities and Culture (CLC)

- 6.25 CLC note that the increased permanent population generated by the development will increase demand on community, cultural and leisure facilities.
- 6.26 The Local Development Framework's Planning for Population and Growth Capacity Assessment sets out Household Size assumptions for new developments in Tower Hamlets. From this information, a population output estimate can be derived. Based on this assessment, the scheme proposes a gain of 129 residential units which would result in a population uplift of 251 people.
- 6.27 CLC team recommend that the following contributions be sought in the S106 Agreement to mitigate against the development:
- 1): A contribution of £201,408 towards open space improvement works
 - 2): A contribution of £117,513 towards leisure facilities
 - 3): A contribution of £26,104 towards library facilities
- 6.28 *(Officers comment: With reference to the above contributions, CLC Strategy team have not provided a robust justification for any of the above contributions relating to this site. Notwithstanding, a contribution of £150,000 will be sought for open space and £65,000 will be sought towards leisure facilities to mitigate against the development. This is to be secured in the s106 Agreement).*

6.29 Environmental Agency

The Environmental Agency has raised no formal objections subject to the following conditions:

- a): Contamination Assessment
- b): The submission of a verification assessment demonstrating completion of the

works set out in the approved remediation strategy and the effectiveness of the remediation.

- c) Piling or other foundation design
- d) Details of foul and surface water drainage
- e) Drainage plan

(Officers comment: The applicant will be required to submit the above details. All these matters will be secured by way of condition).

Transport for London (Statutory)

6.30 No comments were received from Transport for London.

Tower Hamlets PCT

6.31 PCT seek to secure a capital planning contribution of £154,147 to mitigate against the demand of the additional population on health facilities. This condition will be secured in the S106 Agreement.

(Officers comment: This contribution will be secured in the S106 Agreement).

7. LOCAL REPRESENTATION

7.1 A total of 851 neighbouring properties within the area shown on the map appended to this report were notified about the application and invited to comment. The application has also been publicised in East End Life and on site. The number of representations received from neighbours and local groups in response to the first round of notification and publicity of the application were as follows:

7.2 No of individual responses: Objecting: 4 Supporting: 0

7.3 The following issues were raised in representations that are material to the determination of the application, and they are addressed in the next section of this report:

Privacy & overlooking

7.4 The proposed siting and layout of block A would have an adverse impact and result in overlooking on residents at no 215, Park View Court.

7.5 *(Officers comment: The proposed angle of windows at block A are perpendicular to windows at 215 Park View Court. As such, no direct overlooking should occur. The principle of this siting and layout of block A and its proximity to the development at Park View Court has been agreed in the extant permission (ref no: PA/07/1338). Notwithstanding, in order to ensure that no undue overlooking occurs to properties at 215*

Park View Court, the windows on the northern elevation will be obscured to ensure privacy will be protected. This will be secured by way of condition).

- 7.6 The proposal will result in overdevelopment of the site and the area in general.
- 7.7 *(Officers comment: The proposal is not considered to result in over development of the site as discussed in section 8.11-8.17 of the report. The proposed scheme is in keeping with the prevailing character of the area).*
- 7.8 There is an overprovision of residential development in the area and there is no provision for community facilities.
- 7.9 *(Officers comment: The proposed residential development is acceptable in land use terms. The scheme provides much needed affordable housing. In addition, the proposal does not present any systems of overdevelopment as discussed in sections 8.11 -8.17. Moreover, an education contribution of £197,472 and a health contribution of £154,147 will be secured to mitigate against the development. Therefore, the money will be spent on improving health and education facilities in the area. In addition, a contribution of £23, 000 will be secured for transport improvement works. Furthermore, a contribution of £65,000 will be spend on leisure facilities and £150,000 will be spend on parks and open spaces).*
- 7.10 The proposal will result in anti social behaviour.
- 7.11 *(Officers comment: Security issues have been considered and addressed as part of the application. There is no evidence to support the contention that the proposal would result in anti social behaviour. Notwithstanding, the applicant will be required to submit, and gain approval of a Secure by Design Statement. This will be secured by way of condition and the applicant will be required to implement the measures within the approved Secure by Design Statement.)*
- 7.12 The development of block A will restrict light to the site known as 36 Bow Common Lane and will adversely impact on the development potential of the site.
- 7.13 *(Officers comment: It was originally envisaged that the entire 12-50 Bow Common Lane and Furze Street site would come forward as one development as outlined in the Development Brief for the site. However, this aspiration proved difficult as there is several land owners across the site. As such, the only option was to develop the overall site in a piecemeal fashion.*
- The subject application has to be assessed within its current planning context. There is no current planning application submitted for the development for the site known as 36 Bow Common Lane. In addition, there is no previous planning consents to develop 36 Bow Common Lane. As such, there is no evidence as it stands to suggest that the site would come forward for development. Notwithstanding, the windows on block A facing*

36 Bow Common Lane will be obscured to ensure that no overlooking occurs. Whilst it is acknowledged that the development of block A will impact on the daylight to no 36 Bow Common Lane, a reason for refusal could not be sustainable on this ground as it is considered that development may be possible on the site provided that an appropriate design solution is applied effectively).

8. MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues raised by the application that the committee must consider are:

Context- Development Brief for the site

- 8.2 In response to increasing developer interest in the industrial area of Furze Street, Tower Hamlets prepared a Development Brief for the wider site in November 2005. The brief was subject to a six week period of public consultation.

- 8.3 The objectives of the Brief was to:

- To promote improvements to the quality of Furze Green and its use by the local community.
- To improve the linkages to the surrounding area including access to the wider network of open spaces, community facilities and public transport services.
- To ensure that all sections of the community have an opportunity to deliver the necessary improvements to Furze Green and the wider Furze Street area.
- With reference to housing, development should accord as follows:
 - 35% affordable housing based on habitable rooms
 - 80/20 split ratio between social rented and intermediate housing
 - All housing to be designed in accordance with 'life time homes' requirements and 10% should be wheelchair accessible.

Housing matters are discussed in sections 8.24- 8.48 of the report.

Land Use

- 8.5 Land use within the area is presently evolving and the site and surrounds has been designated in the Local Furze Development brief as a suitable location for mixed use development. In essence, the proposed development comprising both residential and B1 use which reflects the evolving character of the area and is policy compliant with the adopted UDP (1998) and consistent with the IPG (Oct 2007) and the Core Strategy submission Document dated December 2009 and the London Plan.
- 8.6 Policy EE2 of the Councils IPG (Oct 2007) stipulates that proposals for redevelopment/change of use and/or reduction in employment floorspace may be considered where the site is considered unsuitable for continued employment use

due to its location accessibility, size and condition and where the creation of new employment and training opportunities which meet the needs of local residents are maximised in any new proposal.

- 8.7 The principle of residential led development on site has already been established by the Development Brief for the site and also by the Council in its previous planning decision for the site. The planning history for the site and adjoining site is outlined in section 4 of the report.

Employment use on site

- 8.8 The Development Brief seeks provision of new B1 employment floorspace within the development brief area. The Brief states the importance of maximising the employment potential of the site and re-providing a similar level of employment floorspace as that which currently exists on the site at the moment.
- 8.9 The site currently accommodates a number of operational industrial uses, including a printing works, vehicle repairs and an open yard used for the breaking and storage of heavy commercial vehicle parts. All uses will cease as part of the redevelopment of the site. The existing industrial employment use (B8 use) is 2993 sq.m. The proposal will include 139 sqm of commercial floorspace. Although there is a net loss of employment floorspace on site, the proposal should result in a high density and better quality employment floorspace. In addition, it is not designated for employment use and given its location, it is considered essential to retain a large amount of employment floorspace.
- 8.10 The employment uses envisaged on the site will be appropriate to their location within a residential area. The proposed work units in building D also provides active frontage to Bow Common Lane and the courtyard of building D. In addition, a contribution of £2, 077 towards employment and training initiatives shall be secured in the S106 Agreement.

Density

- 8.11 The site has a net residential area of approximately 0.47 hectares. The scheme is proposing 129 units or 346 habitable rooms. The proposed residential accommodation would result in a density of approximately 736 hr/ha.
- 8.12 London Plan policy 3A.3 outlines the need for development proposals to achieve the highest possible intensity of use compatible with the local context.
- 8.13 The applicant has stated that the site has a public transport accessibility level, or PTAL, of three. Table 3A.2 of the London Plan suggests a density of 250 to 450 habitable rooms per hectare for sites with a PTAL range of 2 to 3. The proposed density is therefore higher than the GLA guidance and would appear, in general numerical terms, to be an overdevelopment of the site.
- 8.14 However, the density matrix within the London Plan and Council's IPG is a guide to development and is part of the intent to maximise the potential of sites, taking into account the local context and London Plan design principles, as well as public transport provision. Moreover, it should be remembered that density only serves

an indication of the likely impact of development. Typically high density schemes may have an unacceptable impact on the following areas:

- Access to sunlight and daylight;
- Loss of privacy and outlook;
- Small unit sizes
- Lack of open space and amenity space;
- Increased sense of enclosure;
- Increased traffic generation; and
- Impacts on social and physical infrastructure;

8.15 Policies 3A.1, 3A.2 and 3A.3 of the London Plan encourage Boroughs to exceed the housing targets and to address the suitability of housing development in terms of location, type and impact on the locality. Policies CP20 and HSG1 of the IPG & SP02 of the Core Submission Document (Dec 2009) seek to maximise residential densities on individual sites; taking into consideration the local context and character; residential amenity, site accessibility; housing mix and type; achieving high quality, well designed homes; maximising resource efficiency; minimising adverse environmental impacts; the capacity of social and physical infrastructure and open spaces; and to ensure the most efficient use of land within the Borough.

8.16 The proposal does not present any of the above symptoms of overdevelopment as examined in sections 8.18- 8.86 of the report.

8.17 On review of these issues, the proposed density of the development is justified in this location in accordance with London Plan, UDP and IPG policies. The scheme is considered acceptable for the following reasons:

- The proposal is of a high design quality and responds appropriately to its context.
- The proposal is not considered to result in any adverse symptoms of overdevelopment.
- The provision of the required housing mix, including dwelling size and type and affordable housing, is acceptable.
- A number of obligations for affordable housing, health, education, open space, leisure facilities and have been agreed to mitigate any potential impacts on local services and infrastructure.
- Ways to improve the use of sustainable forms of transport will be provided through a travel plan. This will be secured in the S106 Agreement.

Design

Bulk and Massing

- 8.18 Good design is central to all the objectives of the London Plan (Feb 2008). Policy 4B.1 of the London Plan refers to 'Principles and specifics of design for a compact city' and specifies a number of policies aimed at achieving good design. These principles are also reflected in policies DEV1 and 2 of the UDP. DEV 1 and 2 of the IPG and policy SP03, SP04, SP09, SP10 of the Core Strategy Submission document (Dec 2009).
- 8.19 Policy CP4 of the IPG (Oct 2007) will ensure development creates buildings and spaces that are of high quality in design and construction, are sustainable, accessible, attractive, safe and well integrated with their surroundings. Policy DEV2 of the IPG reiterates DEV1 of the UDP and SP10 of the Core Strategy submission document (Dec '09) states that developments are required to be of the highest quality design, incorporating the principles of good design.
- 8.20 The elevational treatment on the frontages on Bow Common Lane & Furze Street enhance the character and appearance of the area. The style of buildings to the two primary frontages responds to the characteristics of both streets. The contemporary design will enhance the character and appearance of the area.
- 8.21 The creation of several internal courtyard spaces allows for a pedestrian pathway through the site and is well designed. The proposed pedestrian and cycle route through the site will improve permeability of the site and improve connectivity between Bow Common Lane and Furze Street and Furze Green.
- 8.22 The applicant will be required to submit landscaping details and material details. This will be secured by way of condition.
- 8.23 Overall, the height, scale, bulk & design is acceptable and in line with planning policy guidance 15 ; policies 4B.1, 4B.2, 4B.3 & 4B.5 of the London Plan (Consolidated with alterations since 2004); policies DEV 1& DEV 2, DEV 3, DEV 4, CON 1and CON2 of the Council's IPG (Oct 2007) & SP02, SP10 & SP12 which seeks to ensure buildings are of a high quality and suitably located.

Housing

Affordable Housing

- 8.24 Policy 3A.9 of the consolidated London Plan (1998) sets out a strategic target that 50% of the housing provision should be affordable. Policy CP22 of the IPG (Oct 2007) & SP02 of the Core Strategy submission document (Dec 2009) document stipulates that the Council will seek to maximise all opportunities for affordable housing on each site, in order to achieve a 50% affordable housing target across the Borough, with a minimum of 35% affordable housing provision being sought.
- 8.25 The proposal makes provision for 37 % affordable housing based by habitable rooms per hectare. This exceeds the Councils policy requirement and thus supported by officers.

Social Rented/ Intermediate Ratio

8.26 Against London Plan policy 3A.9 the GLA's target tenure split within the affordable housing provision is as follows:

- 70% within the social rented tenure
- 30% within the intermediate tenure

8.27 Policy CP22 of the IPG states that the Council will require a social rented to intermediate housing ratio split of 80:20. The proposal makes provision for a split of 81/19% (social rent/intermediate). The scheme meets the Council's targets. Moreover, given the current demand for social rented housing and the overprovision of intermediate housing to date, this split is considered to be acceptable.

8.28 LBTH Strategy Housing Strategy (2009-12) provides detailed information on the Council's Housing needs, including the primary requirement for social rented housing in the borough. This requirement is illustrated in the social stock, waiting list need as identified in table below.

8.29	Stock size	Waiting list (HSSA) *		Social Turnover ***		Stock	Demand versus Supply
		Number	Percentage	Number	Percentage		
	1 bedroom	11,544	51.0	990	46.2		11.7:1
	2 bedroom	4,695	20.8	733	34.2		6.4: 1
	3 bedroom	4,677	20.7	346	16.2		13.5:1
	4 bedroom	1,465	6.4	61	2.8		24.0:1
	5 bedroom	243	1.1	12	0.6		20.2: 1
	Total	22,624	100.0	2,142	100.0		10.6:1

Table 3: Social stock, Waiting list need and social turnover

*- Local Authority HSSA Return- 2009

***- Tower Hamlets Local Authority Data, Re- lets by bedroom size, 2008-2009

8.30 Moreover, the Council's adopted Housing Strategy 2009/12 clearly identifies as a key priority that :

"the amount of affordable housing- particularly social housing in Tower Hamlets needs to be maximised"

8.31 This is further reiterated in the supporting text to Policy HSG4 of the Interim Planning Guidance (Oct 2007) which states that:

"The Council's priority is for the provision of affordable housing and more

specifically social rented housing, in order to meet the identified Borough's housing need".

- 8.32 In light of the above evidence, it is considered that this subject proposal would help address the pressing need for social rented housing in the Borough.
- 8.35 The Borough's forecast for the delivery of intermediate affordable housing units in 2009/10 will be approximately 39% of the overall new affordable housing; which equates to approximately 553 intermediate units.
- 8.36 The units forecast to be delivered in 2010/11 will be approximately 36% of the overall new affordable housing provision; which equates to approximately 407 intermediate units.
- 8.37 Therefore, it is evident that there is adequate provision for intermediate housing in the Borough.

Dwelling Mix

- 8.38 Paragraph 20 of Planning Policy Statement 3 states that

"key characteristics of a mixed community are a variety of housing, particularly in terms of tenure and price and a mix of different households such as families with children, single person households and older people".

- 8.39 Pursuant to policy 3A.5 of the London Plan the development should:

"offer a range of housing choices, in terms of housing sizes and types, taking account of the housing requirements of different groups, such as students, older people, families with children and people willing to share accommodation".

- 8.41 Policy HSG7 of the UDP & SP02 of the Core Strategy submission document (Dec 2009) stipulates that new housing development should provide a mix of unit sizes where appropriate including a substantial proportion of family dwellings of between 3 and 6 bedrooms. The UDP does not provide any prescribed targets.
- 8.42 The following table below summarises the proposed housing mix against policy HSG2 of the Interim Planning Guidance 2007, which seeks to reflect the Boroughs current housing needs:

8.43

affordable housing	market housing
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Unit size	Total units in scheme	social rented			intermediate			private sale		
		units	%	LDF %	units	%	LDF %	units	%	LDF %
Studio				0	0		0	0		
1 bed	65	8	26	20	9	82	37.5	48	55	37.5
2 bed	44	9	29	35	2	18	37.5	33	38	37.5
3 bed	16	10	32	30	0		25	6	7	25
4 bed	4	4	13	10	0			0		
5 Bed				5						
TOTAL	129	31	100	100	11	100	100	87	100	100

8.44 The Council's IPG (Oct 2007) requires 45% of social rented units to be suitable for family accommodation (3 bed or more). The proposal provides 45% family accommodation by unit numbers. The proposed development therefore meets the policy requirement of HSG 2 'Housing Mix' in October 2007.

8.45 The proposal does not make provision for family housing within the intermediate tenure and 7% within the market tenure. However, the proposal makes provision for 28% family sized accommodation overall which is broadly policy compliant. The deficiency of family units against policy HSG2 is offset by the provision of 37% affordable housing which is a key housing priority as identified in paragraphs 8.29 . The resultant overall unit mix of approximately 28% family housing is also considered acceptable.

8.46 It is to be noted that the scheme also exceeds the policy requirement provision for family housing in the social rented tenure and market tenure The table below demonstrates that the proposed development is a significant improvement upon what has been achieved across the borough and in terms of aspiration, is a positive step towards LBTH achieving key housing targets and better catering for housing need.

Tenure	Borough wide %	PA/09/1656
Social rented	21.7%	45%
Intermediate	9.7	0 %
Market	1.7	7%

8.48 On balance, the scheme provides a suitable range of housing choices and meets the needs of family housing in the social rented component. As such, the proposed housing mix is considered to comply with policy 3A.5, 3A.9 & 3A.10 of the London Plan; policy HSG7 of the UDP and policies CP22, HSG2, HSG4 of the IPG & SP02 of the Core Strategy Development Plan (submission document Dec '09) which seeks to ensure that new housing developments offer appropriate housing choices.

Amenity/Open Space

8.49 Policy HSG16 of the UDP requires that new developments should include adequate provision of amenity space, and they should not increase pressure on existing open space areas and playgrounds. The Council's Residential Space SPG includes a number of requirements to ensure that adequate provision of open space is provided, as shown below:

8.50

Units	Total	Minimum standard sqm	Required provision	Proposed provision
Studio	0	6		n/a
1 bed	58	6	348	392.2
2 bed	35	10	350	294.9
3 bed	9	10	190	91.6
4 bed	3	10	30	123
5 bed	0	10	818	n/a
Total	105			901.7
Ground Floor Units				
Studio	0	25		n/a
1 bed	7	25	175	155.2
2 bed	9	25	225	336.9
3 bed	7	50	350	219.9
4 bed	1	50	50	88
5 bed	0	50	0	n/a
Total	24		800	800
Grand total (private amenity space)				
			1, 618	1,715m2
Communal amenity				
		50 m2 for the 1 st 10 units plus a further 5m2 for every 5 units thereafter	174m2	1,090
Grand Total				
	129		1, 792m2	2,805m2

8.51 The table above illustrates that the policy requirement for private amenity space is 1, 618 sqm and the policy requirement for communal amenity space is 174m2. The proposed development will provide 1,715sqm of private amenity space and 1,090 sqm of communal amenity within the site. The proposal therefore exceeds the policy requirement for both private (1, 618sqm) and communal amenity space and is therefore supported by officers.

Child Play Space

- 8.53 London Plan Policy 3D.13 requires developments that include residential units to make provision for play and informal recreation, based on the expected child population. The applicant has not submitted an estimated child occupancy rate. Using the methodology within the Mayors Supplementary Planning Guidance Document entitled “Providing for children and young people play and informal recreation”, this development will be home to 48 children (being 36 under 5 year olds; 35, 5 to 11 year olds; and 22, 12 to 16 year olds).
- 8.54 Using the Council’s methodology for calculating child play space, the scheme will be home to 60 children.
- 8.55 Whilst both the UDP Residential Standards SPG and the IPG prescribe 3sq.m per child bed space, paragraph 4.29 of the Mayors child play space SPG states that a benchmark standard of 10sq.m per child should be applied to establish the quantitative requirements for play space provision for new developments. The IPG prescription equates to 60sqm. The GLA prescription equates to 556sqm.
- 8.56 The proposal makes provision for 560sqm of play space which exceeds the policy requirement and is therefore supported by officers.

Accessibility and Inclusive Design

- 8.57 There are 14 units which are identified as wheel chair accessible which complies with policies HSG9 of the IPG (Oct 2007) & policy 3A.5 of the London Plan (2008) which require 10% of units to be wheelchair accessible. In addition, 100% of the units comply with the Lifetime Homes criteria.
- 8.58 The affordable and market housing elements have been designed to incorporate full Lifetime Homes standard requirements and if permission is granted a condition will be included to secure these requirements.

Amenity

Daylight /Sunlight Access

- 8.59 DEV 2 of the UDP and SP03, SP04 & SP10 of the Core Strategy submission document (December 2009) seeks to ensure that the adjoining buildings are not adversely affected by a material deterioration of their daylighting and sunlighting conditions. Supporting paragraph 4.8 states that DEV2 is concerned with the impact of development on the amenity of residents and the environment.
- 8.60 Policy DEV1 of the Interim Planning Guidance states that development is required to protect, and where possible improve, the amenity of surrounding existing and future residents and building occupants, as well as the amenity of the surrounding public realm. The policy includes the requirement that development should not result in a material deterioration of the sunlighting and daylighting conditions of surrounding habitable rooms.

8.61 According to the UDP, habitable rooms include living rooms, bedrooms and kitchens (only where the kitchen exceeds 13sqm).

1. Daylight Assessment

8.62 Daylight is normally calculated by two methods - the vertical sky component (VSC) and the average daylight factor (ADF). The latter is considered to be a more detailed and accurate method, since it considers not only the amount of sky visibility on the vertical face of a particular window, but also window and room sizes, plus the rooms use.

8.63 British Standard 8206 recommends ADF values for residential accommodation. The recommended daylight factor level for dwellings are:

- 2% for kitchens;
- 1.5% for living rooms; and
- 1% for bedrooms.

8.64 The applicant submitted a Daylight and Sunlight report which looks at the impact upon the daylight, sunlight and overshadowing implications of the development upon itself and on neighbouring residential properties.

8.65 The daylight & sunlight assessment shows only windows to a small number of windows would experience a loss of light below BRE recommendations. However, given the urban context of the site, the minor losses are considered acceptable. LBTH daylight officer has examined the information submitted and confirms that it to be acceptable. Furthermore, the daylight results to surrounding properties, in numerical terms, are better than for the previous scheme (ref no PA/07/1338). On balance, the overall minor loss of daylight levels within the surrounding context of the site is not significant enough to warrant a refusal. As such, a reason for refusal could not be sustained on those grounds.

8.66 In terms of sunlight, the LBTH Daylight and Sunlight Officer is satisfied that the site will retain good levels of sunlight to the existing surrounding properties and to the properties of the consented scheme at 34 Bow Common Lane (ref no: PA/07/1338), given the context of the site. In addition, the proposal will not result in an undue loss of sunlight to surrounding developments. Moreover, it should be noted that no objections have been received on loss of daylight and sunlight grounds.

8.67 The proposal therefore adequately complies with policies 4B.9 of the London Plan; DEV 2 of the Unitary Development Plan; DEV 1 of the IPG (Oct 2007) & SP02 of the Core Strategy submission document (Dec 2009).

Privacy/ Overlooking

8.68 The assessment of overlooking is to be considered in line with Policy DEV2 of the UDP, where new developments should be designed to ensure that there is sufficient privacy for residents. Given the close proximity (approx 6 metres) of building A to Park View Court, the reviews proposed on this elevation will be obscured. This will ensure that the amenity of residents is sufficiently protected.

Sense of Enclosure/ Loss of Outlook

- 8.69 Unlike sunlight and daylight assessments or privacy, these impacts cannot be readily assessed in terms of a percentage. Rather, it is about how an individual feels about a space. It is consequently far more difficult to quantify and far more subjective. Nevertheless, given the proximity of block A to Park View Court, it is acknowledged that the development may result in an increased sense of enclosure to properties at Park View Court on Devon's Road. However, a reason for refusal based on these grounds is not considered to be sustainable. In addition, the site of block A and its relationship with Park View Court has already been agreed under planning reference PA/07/1338.

Highways

Access

- 8.71 The site is accessed along Bow Common Lane & Furze Street. The vehicle access off Furze Street comprises of a reinstated dropped kerb. The existing parking spaces lost by the introduction of the vehicular access to the site will be replaced, with potential for additional parking. The proposed shared pedestrian and cycle route connecting Furze Street to Bow Common Lane is acceptable.
- 8.72 The site is not gated and as such is accessible to all.

Current Car Parking Standards

- 8.73 For development control purposes, parking standards set out in the UDP have now been superseded by those set out in Planning Standard 3: Parking of the Core Strategy and Development Control (November 2006 Submission Document. The development proposes residential and commercial development and the table below set out the acceptable range of maximum car parking and minimum car parking provision.

8.74

Lane Use	Maximum car/motorcycle	Minimum cycle parking
C3 Dwelling Houses	Car free housing up to 0.5 dwelling	1 space per unit + 10 units for visitors.
B1 Offices and Light	No parking	1 spaces per 250m ² or a minimum of 2 spaces

Table 3: Tower Hamlets Borough Parking Standards

- 8.75 One disabled car parking space and no other car parking spaces ARE proposed. The disabled car parking space provided to the standard dimension as required by the IPG. The position of the proposed disabled space is acceptable as the vehicle can enter and leave the site in a forward direction.

Cycle Parking

- 8.76 The policy requirement is 130 cycle parking spaces (129 for residential & 1 for

commercial). The proposal makes provision for 142 spaces which thus exceeds the Councils policy requirement. There are 142 spaces of secure undercover bicycle parking provided throughout the site. This is in line with Council policy.

- 8.77 Furthermore, all proposed cycle storage is provided in accessible, well lit, safe, sheltered and secure areas.

Servicing

- 8.79 Servicing along Bow Common Lane is not considered acceptable. LBTH Highways department note that Bow Common Lane is narrow in width and has a signalised junction located a few metres away. As such any servicing of the site on-street would not be acceptable. As such, all servicing must take place on site on Bow Common Lane. A condition will be attached to the application which restricts servicing on Bow Common Lane.
- 8.80 The applicant has not provided information on the servicing arrangements for the proposed office use. This will be required by way of condition.
- 8.81 LBTH Highways note than off site refuse storage areas is not acceptable. The location where refuse bins are to be located on collection day should not be on public highway. The applicant will be required to submit details of refuse and recycling facilities for both the residential and commercial uses.

Sustainability

- 8.82 The consolidated London Plan (2008) energy policies aim to reduce carbon emissions by requiring the incorporation of energy efficient design and technologies, and renewable energy technologies where feasible.
- 8.83 The consolidated London Plan (2008) energy policies 4A.1 - 4A.7 aim to reduce carbon emissions by requiring the incorporation of energy efficient design, decentralised energy systems and renewable energy technologies where feasible.
- 8.84 Policy 4A.1 sets out the Energy Hierarchy to be followed for developments to ensure they make the fullest contribution to the mitigation of and adaptation to climate change and to minimise emissions of carbon dioxide.
- 8.85 Policy 4A.3 requires all developments to meets the highest standards of sustainable design and construction through measures such as minimising energy use through design, supplying energy efficiently and incorporating decentralised energy systems, and use renewable energy where feasible. Policy 4A.3 also includes a requirement for developments to make the most effective and sustainable use of water, aggregates and other resources and procure materials sustainability using local suppliers wherever possible.
- 8.86 Policy 4A.6 requires all developments to demonstrate that their heating, cooling and power systems have been selected to minimise carbon dioxide emissions.
- 8.87 Policy 4A.7 adopts a presumption that developments will achieve a reduction in

carbon dioxide emissions of 20% from onsite renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible.

- 8.88 With reference to Energy, proposals include energy efficiency measures and a CHP system to reduce CO2 emissions on site which is supported by officers. Notwithstanding, LBTH Energy team have recommended that conditions be attached to the approval which requires the following:
- 8.89
- Detailed CHP communal heating feasibility study including thermal loads and CO2 emission reduction
 - Detailed renewable energy technology study and specification of technologies to be integrated into the proposals.
 - A heat network supplying all residential unit shall be installed and sized to the space heating and domestic hot water requirements

These conditions are to mitigate climate change and minimise carbon emissions.

- 8.90 With reference to sustainability, it is proposed that residential units will meet Code Level 4 for Sustainable Homes. Notwithstanding, a condition will be attached which requires the applicant to have a minimum of Code 4 to ensure the highest levels of sustainable design and construction.

Section 106 contributions

- 8.91 Saved Policy DEV4 of the UDP, policy IMP1 of the Interim Planning Guidance and policy SP13 of the CS state that the Council will seek planning obligations or financial contributions to mitigate for the impact of the development. Reference is also made to Community Infrastructure Levy Regulations which were adopted in April 2010 and give statutory force to the policy tests set out in Circular 05/05.
- 8.92 To mitigate for the impact of this development, on local infrastructure and community facilities the following financial contributions have been agreed.
- Affordable housing provision of 37% of the proposed habitable rooms with a 81/19 split between rented/ intermediate to be provided on site.
 - A contribution of £154, 801 to mitigate the demand of the additional population on health care facilities
 - A contribution of £197,472 to mitigate the demand of the additional population on education facilities
 - A financial contribution of £23,000 towards signage and pedestrian and cyclist routes in the vicinity
 - A contribution of £150,000 towards improvements to park and open spaces
 - A contribution of £65,000 towards leisure facilities

Affordable housing

- 8.93 The provision of 37% affordable housing by habitable rooms would assist the Council in meeting its housing targets and deliver much needed affordable housing within the borough.

Health

- 8.94 Primary Care Trust seek to secure a capital contribution of £154,801. This development is within Local Partnership 6. The nearest current practice is St Paul's Way. The anticipated population growth in Bromley by Bow ward (where the development is located) is estimated rise from 15,747 in 2009 to 21,053 in 2015, an increase of over 33%. To accommodate the expected population growth in the area, a locality hub is planned for the Ryan's Yard site (which is planned to include the current St Paul's Practice). The contribution would go toward the long lease or 'fit out' costs for this new development.

Education

- 8.95 The proposed dwelling mix has been assessed for the impact on the provision of primary school places. The mix is assessed as requiring a contribution towards the provision of 16 additional primary school places @ £12,343= £197,472. This funding will be pooled with other resources to support the Local Authority's programme for the borough of providing additional places to meet need.

Transport infrastructure

- 8.96 LBTH Highways department have not attributed a cost towards transport improvement works. However, it should be noted that £20,000 was secured for transport management improvement measures in the extant permission (ref no: PA/07/1338). The contribution of £23,000 (increase of £3,000 from the extant permission) will go towards transport management improvement measures. The money will be spent on signage, pedestrian and cyclist routes in the vicinity of the site.

Parks and open spaces

- 8.97 The increased permanent population generated by the development will increase demand for open space. The contribution of £150,000 towards parks and open spaces is considered sufficient to mitigate the impact on existing open spaces within the area.

Leisure facilities contribution

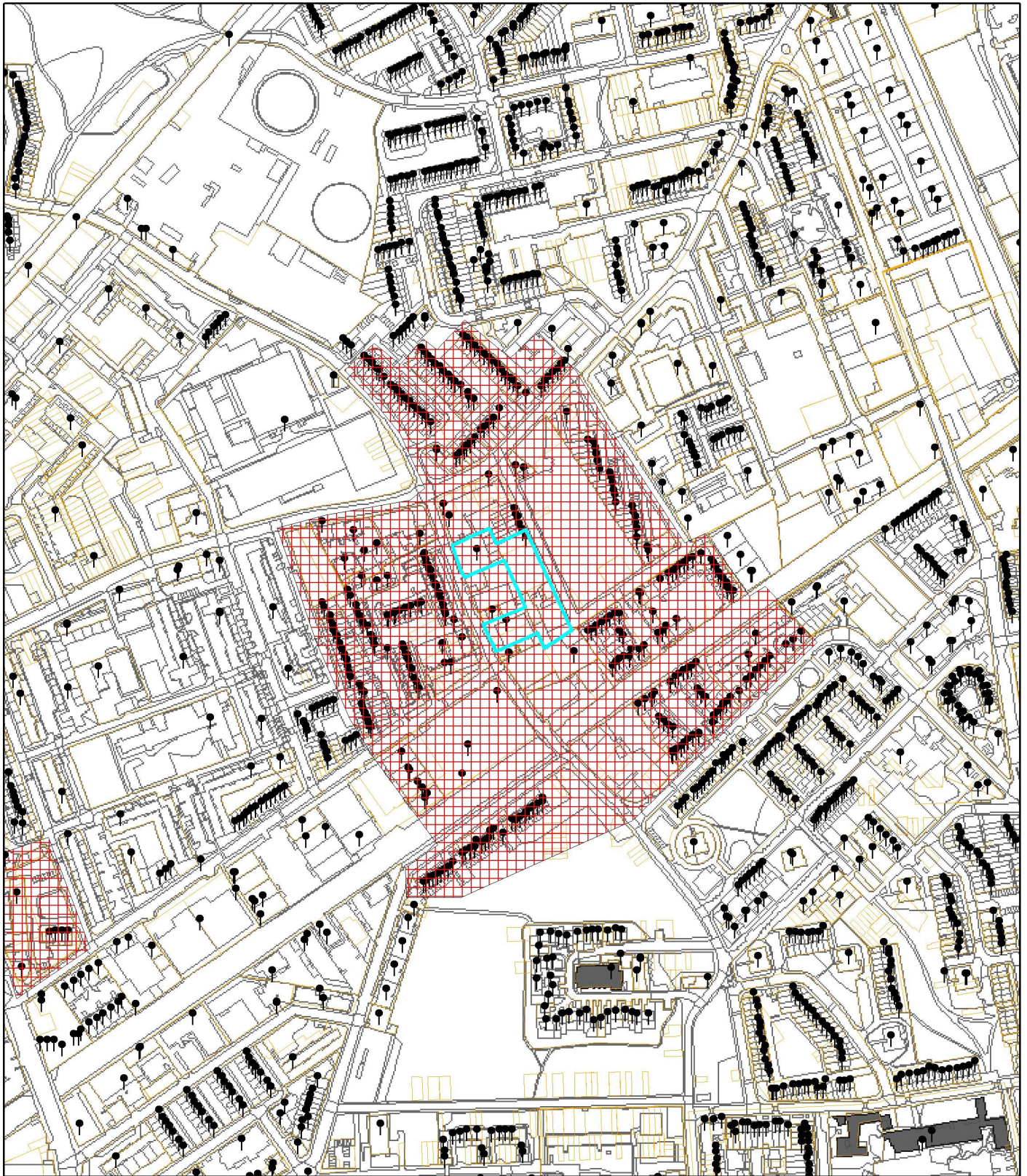
- 8.98 The increased permanent population generated by the development will be increase demand for open space. £65,000 towards leisure facilities such as swimming pools, sports halls and pitches in the area.
- 8.99 On overall terms Officer's consider that the level of agreed financial contributions is appropriate and that they adequately mitigate for the impacts of the development.

9. Conclusions

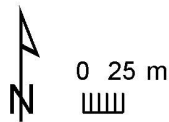
- 9.1 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out in the SUMMARY

OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.

Planning Application Site Map



-  Planning Application Site Boundary
-  Other Planning Applications
-  Consultation Area
-  Land Parcel Address Point



This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process. The Site Map was reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationary Office (c) Crown Copyright. London Borough of Tower Hamlets LA086568