

Committee: Development Committee	Date: 13th July 2010	Classification: Unrestricted	Agenda Item Number:
---	--------------------------------	--	----------------------------

Report of: Director of Development and Renewal	Title: Non-material amendment planning application for decision
Case Officer: Stephen Irvine	Ref No: PA/10/00797
	Ward: Bow East

1. APPLICATION DETAILS

Location:	744 Wick Lane And 46-52 Fairfield Road, Fairfield Road, London, E3
Existing Use:	
Proposal:	Application for a non-material amendment to approved planning permission ref. PA/04/1203 dated 16th March 2006 for the demolition of existing buildings and the construction of new residential development of four, five, six, seven and eight storeys in height, comprising of 146 flats with a 217.5sqm Class A2 (financial and professional services) unit together with associated car parking and landscaping.
	<u>Non-Material Amendment:</u>
	Change to the proposed housing tenure mix from 31 social rented, 14 intermediate and 101 private units to 68 social rented units (1 x 1 bed, 48 x 2 bed, 13 x 3 bed, 5 x 4 bed, 1 x 5 bed) and 78 shared ownership units (36 x 1 bed, 42 x 2 bed).
Drawing Nos / Documents:	202181/110B; 202181/111A; 202181/112A; 202181/113A; 202181/114A; 202181/115A; 202181/116A; 202181/130B; 202181/131B; 202181/132B; 202181/133B; 202181/140A; 202181/141A; 202181/150A; 202181/151A; Acoustic reports dated March 2004; Daylight sunlight analysis dated August 2005. Letter from BPTW dated 20 th April 2010
Applicant:	Genesis Housing Group
Ownership:	As above
Historic Building:	N/a
Conservation Area:	Fairfield Road

2. SUMMARY OF PLANNING CONSIDERATIONS

- 2.1 In light of the acute need for affordable housing within the borough, it is considered that the proposal provides an acceptable amount of affordable housing with an appropriate tenure and dwelling mix overall. As such, the proposal is in line with policies 3A.1 & 3A.5 of the London Plan, policy HSG1, HSG7 of the Council's Unitary Development Plan 1998 and policies CP19, CP21, HSG2 of the Interim Planning Guidance (Oct 2007) & PPS3 (Housing) for the purposes of Development Control, which seek to ensure that new developments offer suitable housing choices to meet the housing needs of the borough.

3. RECOMMENDATION

- 3.1 That the Committee resolve that a Deed of Variation to the S106 Agreement be entered into, to the satisfaction of the Chief Legal Officer, in accordance with the affordable housing proposal as outlined in section 1 of the report.
- 3.2 That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above.
- 3.3 That, if within 3-months of the date of this committee the legal agreement has not been completed, the Corporate Director Development & Renewal is delegated power to refuse planning permission.

4. PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 Application for a non-material amendment to approved planning permission ref. PA/04/1203 dated 16th March 2006 for the demolition of existing buildings and the construction of new residential development of four, five, six, seven and eight storeys in height, comprising of 146 flats with a 217.5sqm Class A2 (financial and professional services) unit together with associated car parking and landscaping.

Amendment:

Change to proposed housing tenure mix from 31 social rented, 14 intermediate and 101 private units to 68 social rented units (1 x 1 bed, 48 x 2 bed, 13 x 3 bed, 5 x 4 bed, 1 x 5 bed) & 78 shared ownership units (36 x 1 bed, 42 x 2 bed).

Site and Surroundings

- 4.2 744 Wick Lane and 46 - 52 Fairfield Road, E3, is a housing development located in between Bow bus garage and a railway line.
- 4.3 Whilst it is not a listed building, it is located in the Fairfield Road Conservation Area.
- 4.4. The scheme originally granted permission is being built out currently.

Planning History

- 4.5 The following planning decisions are relevant to the application:

PA/ 04/1203 - Planning permission was granted in on 16th March 2006 for the demolition of existing buildings and the construction of new residential development of four, five, six, seven and eight storeys in height, comprising of 146 flats with a 217.5sqm Class A2 (financial and professional services) unit together with associated car parking and landscaping.

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)

Policies	HSG1	Provision of Housing Development
	HSG7	Dwelling Mix

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

Policies	CP19	New Housing Provision
	CP21	Dwelling Mix and Type
	CP22	Affordable Housing
	HSG2	Housing Mix
	HSG4	Varying the Ratio of Social Rented to Intermediate Housing

5.4 Core Strategy 2025

Policies	SO8	Housing Choice
	SP02 (3)	Ensuring a strategic target for affordable homes
	SP02 (4)	Split of social rented and intermediate housing.
	SP13	Planning Obligations

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

Policies	3A.1	Increasing London's Supply of housing
	3A.5	Housing choice
	3A.7	Large Residential Developments
	3A.8	Definition of affordable housing
	3A.9	Affordable Housing Targets
	3A.11	Affordable housing thresholds

5.6 Government Planning Policy Guidance/Statements

Policies	PPS1	Delivering Sustainable Development
	PPS3	Housing

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

Policies	A better place for living safely
	A better place for living well

5.8 LBTH Council Housing Documents

Policies Tower Hamlets 2009/12 Housing Strategy adopted in 2009
Draft Overcrowding Reduction Strategy
Strategic Housing Market and needs Assessment dated August 2009

6. CONSULTATION RESPONSE

6.1 The views of the Directorate of Development & Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6.2 The following were consulted regarding the application:

6.3 Olympic Delivery Authority

No objection.

7. LOCAL REPRESENTATION

7.1 A site notice was placed in front of the site on 19th May 2010, advertising the scheme in question.

7.2. No responses were received from local residents in relation to this proposal.

8. MATERIAL PLANNING CONSIDERATIONS

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

- The proposed amendment to the tenure split in comparison to the approved tenure mix.
- The acute demand / need for affordable housing within the Borough.
- The relevance the proposal has in addressing the problem of overcrowding of dwellings within the Borough.

The proposed amendment to the tenure split in comparison to the approved tenure mix

8.2 This application proposes a change of the original housing tenure mix from:

- 31 social rented,
- 14 intermediate and;
- 101 private units

to provide:

- 68 social rented units (1 x 1 bed, 48 x 2 bed, 13 x 3 bed, 5 x 4 bed, 1 x 5 bed) and;
- 78 shared ownership units (36 x 1 bed, 42 x 2 bed).

As such, the proposed tenure split seeks to provide 100% affordable housing provision on this site.

8.3 In these circumstances, the proposal does not strictly accord with the aspirations of policy

3A.9 of the London Plan and policy CP22 of the Interim Planning Guidance which seek to provide mixed housing tenure across sites.

8.4 Nevertheless, this proposal needs to be considered against recent, more detailed evidence based housing studies specific to London Borough of Tower Hamlets, which identify the acute need for affordable housing in the Borough. These studies include:

- Tower Hamlets 2009/12 Housing Strategy adopted in 2009;
- Strategic Housing Market and needs Assessment dated August 2009;
- Draft Overcrowding Reduction Strategy.

8.5 In light of the findings in the above strategies, it is considered that the 100% affordable housing on this site can be justified, since it does not result in an over-concentration of affordable housing within the area and goes some way to address the acute shortage of affordable housing in Tower Hamlets, in an area which is accessible to a range of facilities.

The acute demand/need for social rented housing within the Borough

8.6 LBTH Housing Strategy (2009-2012) provides detailed information on the Council's Housing needs, including the primary requirement for affordable housing in the borough.

8.7 PPS3 'Housing' encourages Boroughs to adopt an evidence based policy approach to housing. Local Development Documents and Regional Spatial Strategies policies should be informed by a robust, shared evidence base, in particular of housing need and demand, through a Strategic Housing Market Assessment. PPS3 stipulates that:

" Local Planning Authorities should aim to ensure that provision of affordable housing meets the needs of both current and future occupiers, taking into account information from the Strategic Housing Market Assessment"

8.8 The Council's Strategic Housing Market & Needs Assessment dated August 2009 identifies the acute need for affordable housing within the borough. It notes that there is a shortfall of 2700 units of affordable housing per annum. The total scale of future delivery would require a very significant increase in dwelling numbers to meet all needs.

8.9 With specific reference to affordable housing, the Strategy provides a detailed analysis of affordable stock by bedroom size, the level of registered need and actual supply from turnover, based on the 2008/2009 year.

8.10 The table below illustrates the ratio of waiting list to supply as the number of years it would take for the waiting list for each property size to be met through the turnover of the existing stock. It also illustrates that there is an overwhelming demand for affordable housing in the Borough.

8.11	Stock size	Waiting list (HSSA) *		Social Stock Turnover ***		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

- 8.12 Moreover, the Councils 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”

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

“The Councils priority is for the provision of affordable housing and more specifically social rented housing, in order to meet the identified Borough’s housing need”.

- 8.14 In light of the above evidence, it is considered that this subject proposal would help address the great requirement for affordable housing in the Borough.

The relevance the proposal has in addressing the problem of overcrowding of dwellings within the Borough

- 8.15 Overcrowding in residential units is a serious problem in the Borough. The severity of overcrowding is well documented in the following Councils evidence based documents:

- Housing Strategy 2009/12 adopted in 2009-09-06
- Draft Overcrowding Reduction Strategy 2009-12

- 8.16 The evidence base to the adopted Housing Strategy 2001/12 notes that:

- Over 22,000 households were on the Common Housing Register, of which 64% were waiting for a home, with the remaining 36% likely to be existing tenants seeking a transfer
- Over 7,000 households on the Common Housing Register were experiencing overcrowding

- 8.17 The Strategic Housing Market and needs Assessment dated August 2009 notes that :

“ the overall over occupation level in the borough is 16. 4% or 15, 752 implied households, much higher than the average U.K level indicated by the survey of English Housing Preliminary report 2007/2008 of 2.7%”.

This illustrates that the problem of overcrowding is over 6 times greater in Tower Hamlets than the average Borough in the UK.

- 8.18 Overcrowding is also a key driver of homelessness in the Borough. The number of families on waiting lists for existing housing stock remains high. The Councils Overcrowding Strategy provides very recent statistics on overcrowding. It notes that:

“ By far, the largest amount of overcrowding occurs in the socially rented sector. Whilst Tower Hamlets has made significant progress in reducing overcrowding within its existing stock, the number of families on the waiting list remains daunting. In total, more than 11,000 households are registered for two, three, four or five bedroom plus properties. While some of those will be households placed in suitably sized temporary accommodation, a significant proportion of the remainder are currently living in overcrowded conditions”.

- 8.19 In June 2009, the waiting list stood at 22,624 households. The need was greatest (over 11,500) amongst households seeking a home with one bedroom. In addition, 1,708 households needed a home with four bedrooms or more.
- 8.20 Furthermore, there were 6,385 applicants on the housing register seeking 3 bed plus family sized accommodation. In 2008/09 416 lets were made for 3 bed plus accommodation. This only addressed 6 percent of the need, with supply clearly not meeting the demand.
- 8.21 Specifically, looking at overcrowded households:
- 7,648 households on the housing register lack 1 bedroom (overcrowded);
 - 1,798 lack 2 bedroom or more (severely overcrowded).

This means that around 41 percent of households on the housing register currently live in overcrowded households.

- 8.22 There are approximately 10,720 households on the housing register requiring 2 bed plus sized properties. By implication, these are households with children as you would require only one bedroom for the parents and any additional bedrooms for children. Of these, 4950 households lack 1 bedroom or more. This would imply that 46 percent of families on the housing register are living with children in overcrowded conditions.
- 8.23 It is considered that the proposal would assist in alleviating some of the severe overcrowding that many existing residents currently experience in the social rented sector in the Borough. It would also assist in implementing key objectives explored in following two evidence based documents:
- 1) Housing Strategy 2009/12 adopted in 2009.
 - 2) Draft Overcrowding Reduction Strategy 2009-2012.

9. Conclusion

- 9.1 All other relevant policies and considerations have been taken into account. Resolution to enter into a Deed of Variation to the S106 Agreement should be granted for the reason 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.