

Committee: Development Committee	Date: 13th July 2010	Classification: Unrestricted	Agenda Item No: 7.x
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:** 16-24 & 48-50 Bow Common Lane and site at land south of 12 Furze Street
- 1.2 **Existing Use:** General industrial, storage & distribution
- 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:** DRW_PL_101 (rev P3); DRG_PL_102; DRW_PL_110 (rev P2); DRW_PL_111 (rev P2); DRW_PL_112 (rev P2); DRW_PL_120 (rev P2); DRW_PL_200 (rev P2); DRW_PL_201 (rev P2); DWG_PL_210 (REV P2); DRW_PL_220 (rev P2); DRW_PL_221 (rev P2); DRW_PL_300 (rev P2); DRW_PL_301 (rev P2); DRW_PL_302 (rev P2); DRW_PL_303 (rev P1); DRW_PL_310 (rev P1); DRW_PL_320 (rev P2); DRW_PL_321 (rev P1); DRW_PL_500 (rev P2); DRW_PL_501 (rev P1); DRW_PL_510 (rev P1); DRW_PL_520 (rev P2); DRW_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 Development Plan Document (submission version 2009) and Government Planning Policy Guidance and has found that:

- 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 Development Plan Document (submission version 2009) which seeks to ensure this.
- 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); policies CP22, HSG2, HSG3 and HSG4 of the Council's Interim Planning Guidance (2007) & SP02 of the Core Strategy Development Plan Document (submission version 2009) which seek to ensure that new developments offer a range of housing choices.
- 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; policies HSG1, DEV1 and DEV2 of Council's Interim Planning Guidance (2007) & policies SP02, SP03 & SP10 of the Core Strategy Development Plan Document (submission version 2009), which seek to provide an acceptable standard of accommodation.

- The development would enhance the public realm through the provision of improved pedestrian linkages. Furthermore, the quantity and quality of private and communal amenity space and provision of child play space is also considered to be acceptable. As such, the amenity space proposed is in line policies 3D.13 of the London Plan (Consolidated with Alterations since 2004), policies ST37, HSG16 and OS9 of the Council's Unitary Development Plan (1998) and HSG7 of the Council's Interim Planning Guidance (2007) which seek to ensure that adequate amenity space is provided.
- The building height, scale, bulk and design is acceptable and in line with 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 the Council's Interim Planning Guidance (2007) & policies SP02, SP10 of the Core Strategy Development Plan document (submission version 2009) which seek to ensure buildings are of a high quality design and suitably located.
- 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 (submission version 2009) which require all developments to consider the safety and security of development without compromising the achievement of good design and inclusive environments.
- 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 Development Plan Document (submission document 2009), which seek to ensure there are no detrimental highways impacts created by the development.
- Sustainability matters, including energy, are acceptable and in line with policies 4A.1 to 4A.7 of the London Plan (Consolidated with Alterations since 2004) and policies DEV 5, DEV 6 & DEV9 of the Council's Interim Planning Guidance (2007) & SP11 of the Core Strategy Development Plan Document (submission version 2009) which seek to promote sustainable development practices.
- Obligations have been secured towards the provision of affordable housing, health, education, signage & pedestrian & cyclist routes; open space and leisure facilities. This is in line with Regulation 122 of the Community Infrastructure Levy Regulations 2010, policies 6A.4 & 6A.5 of the London Plan (Consolidated with Alterations since 2004); policy DEV4 of the Tower Hamlets Unitary Development Plan (1998) and policy IMP1 of the Council's Interim Planning Guidance (2007), which seek to secure planning

obligations that are necessary to make development acceptable in planning terms.

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

9. Preparation of a right of way “walkway agreement” for crossing through the site between Bow Common Lane and Furze Street.
10. Local labour in construction
11. Travel Plan
12. “Car –free” agreement

That the Corporate Director of Development & Renewal Head is delegated power to impose conditions on the planning permission to secure the following:

3.3 Conditions

1. Permission valid for 53years.
2. Development carried out in accordance with the approved plans
3. Submission of samples/details/full particulars of materials, landscaping & external lighting

4. 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.
 5. 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 and not at all on Saturdays and Sundays
 6. Service Management Plan
 7. Details of noise survey and details of sound insulation required
 8. Construction Management Plan
 9. Submission of foul and surface water has been submitted
 10. Submission of details of site drainage plan
 11. Noise assessment of the Combined Heat and Power (CHP) system
 12. Contamination Assessment/ completion of works set out in the approved remediation strategy
 13. Piling and other foundation design
 14. Lifetime Homes
 15. 10% wheelchair adoptable
 16. Details of communal heating feasibility study including thermal loads and co2 emission reduction
 17. Detailed renewable energy technology
 18. Details of the heat network supply for all residents installed and sized to the heating and domestic hot water
 19. Code level 4 Sustainable Homes
 20. Highway improvement works
 21. Obscure glazing to elevation of block A facing no 36 Bow Common Lane
 22. Obscure glazing to windows to block A to windows which directly overlook residents at Park View Court
 23. Hours of operation and delivery times for the B1 use.
- 3.4 Any other condition(s) considered necessary by the Head of Development Decision

3.5 **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.

3.6 That, if by 13th October 2010 the legal agreement has not been completed to the satisfaction of the Assistant Chief Executive (Legal Services), the Corporate Director of Development & Renewal 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

4.2 The proposal comprises of a series of blocks referred to as block A, B, B1, B2 & D. The buildings range from 4-6 storeys in height. Residential use is solely proposed for blocks A & B. Commercial use is proposed on the ground floor of block D and residential use on the upper floors. The site is accessed via Bow Common Lane & Furze Street. A pedestrian walkway is proposed on site which collects Bow Common Lane to Furze Street.

Site and Surroundings

4.3 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 0.47 hectares.

4.4 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)

4.5 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.

4.6 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 fronting onto Furze Street.

4.7 The site is predominantly surrounded by residential development which varies in scale from 4-6 storeys in scale.

4.8 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).

- 4.9 The east side of the site beyond Furze Green is dominated by the 6 storey 1960's Perring Estate, fronting onto Gale Street.
- 4.10 The Public Transport Accessibility Level (PTAL) of the site is 2 to 3. This indicates a low/moderate level of public transport accessibility.

Planning History

16 to 50 Bow Common Lane and Furze Street, London

- 4.11 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. The Section 106 was not agreed as all land owners within the site boundary of the proposed development did not sign up to the legal agreement (ref no: PA/07/1338)

34 Bow Common Lane

- 4.12 On the 12 June 2008, planning permission was approved for the demolition of the existing light industrial buildings and the erection of a six storey building including roof garden to provide 78sqm of commercial space on the ground floor and 31 residential units (comprising 9 x 1 bed; 2 x 8 bed; 3 x 9 bed& 4 x 5 bed) (ref no: PA/07/3280)

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

- 4.13 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). This scheme has been implemented. This development has been implemented.

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

- 4.14 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: Development site (employment use & open space)

Policies: Environment Policies

ST37	Strategic policy on open space , leisure and recreation
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
T18	Pedestrian and the road network
T19	Priorities for pedestrian initiatives
T21	Existing Pedestrians Routes
EMP1	Encouraging new employment uses
EMP6	Employing local people
EMP8	Encouraging small business growth
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 been identified)

Core Strategies: IMP1 Planning Obligations

CP1	Creating Sustainable Communities
CP3	Sustainable Environment
CP4	Good Design
CP9	Employment space for small business
CP11	Sites in employment use
CP19	New Housing Provision
CP20	Sustainable Residential Density
CP21	Dwelling Mix & type
CP22	Affordable Housing
CP25	Housing Amenity Space
CP38	Energy Efficiency and Production of Renewable Energy

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
DEV 9	Sustainable Construction Materials
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
EE2	Redevelopment /change of use of employment sites

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
SP12	Delivering place making

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

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
3A.11	Affordable housing thresholds
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.4	Energy Assessment
4A.5	Provision of heating and cooling networks
4A.6	Decentralised energy: heating, cooling and power
4A.7	Renewable Energy
4B.1	Design principles for a compact city
4B.2	Promoting world class architecture design
4B.3	Enhancing the quality of the public realm
4B.5	Creating an inclusive environment
4B.8	Respect local context and communities
6A.4	Priorities in planning obligations
6A.5	Planning obligations

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

6. CONSULTATION RESPONSE

- 6.1 The views of 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.

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 will be secured in the Section 106 Agreement).

LBTH Environmental Health

- 6.4 The hours of operation for the B1 use as well as delivery times should be controlled to avoid any residential/commercial conflict

(Officer comment: The hours of operation and delivery times for the B1 use will be conditioned).

Contamination land officer

- 6.6 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

- 6.7 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 link walk through between Bow Common Lane and Furze Street is supported.

6.13 Details of defensive planting & lighting should be submitted to ensure safety of residents particularly on Furze Street (has balconies fronting the highways) are protected.

(Officers comment: The applicant will be required to submit landscaping and lighting details. This will be secured by way of condition).

LBTH Highways

6.14 A Travel Plan is required for this development. The Travel Plan is a key management tool for implementing transport solutions for a new development.

(Officers comment: The applicant will be required to submit a Travel Plan. This will be secured in the S106 Agreement)

6.15 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.

(Officers comment: The Section 106 Agreement will contain provisions to ensure that future residents cannot apply for on street parking permits).

6.16 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 in a secure location given its proximity to the residential units. As such, it is not considered necessary to add this condition).

6.17 On street servicing arrangement/ refuse collection is not supported.

(Officers comment: On street servicing arrangements/refuse collection is considered acceptable. Given the existing level of on-street servicing/refuse collection enjoyed by the adjoining residential properties, the resultant impact in relation to traffic congestion and highway safety, would not be sufficient to warrant a refusal of planning permission.

A Servicing Management Plan shall be submitted and approved in writing prior to the commenced of works on site. This is to ensure the amenity of nearby residents and occupants of the development are not compromised)

LBTH Communities Localities and Culture (CLC)

6.18 CLC note that the increased permanent population generated by the development will increase demand on community, cultural and leisure facilities.

6.19 The Local Development Framework's Planning for Population and Grown 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.

6.20 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

(Officers comment: With reference to the above contributions, CLC Strategy team have not provided a suitable justification for any of the above contributions relating to this site. Officers are of the view that; to mitigate against the development; a contribution of £150,000 towards open space & £65,000 towards leisure facilities is appropriate. A suitable justification was not provided for the contribution sought for a library facility contrary to CIL regulations identified in paragraph 8.74.

6.21 Environmental Agency

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

- a) Contamination Assessment to be submitted and approved
- 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 to be submitted and approved
- c) Piling or other foundation design to be submitted and approved
- d) Details of foul and surface water drainage to be submitted and approved
- e) Drainage plan to be submitted and approved

(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)

6.22 No comments were received from Transport for London.

Tower Hamlets Primary Care Trust (PCT)

6.23 PCT seek to secure a capital planning contribution of £154,801 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 853 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: 5 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:

7.4 *The proposed proximity, siting and layout of block A would have an adverse impact and result in overlooking on residents at flat 49 Park View Court, 215 Devons Road.*

(Officers comment: The proposed angle of windows at block A are perpendicular to windows at flat 49 Park View Court, 215 Devons Road. As such, no direct overlooking should occur from one habitable room to another. The principle of the siting and layout of block A and its proximity to the development at Park View Court has been agreed in the extant proposal to redevelop this site (ref no: PA/07/1338). Notwithstanding, in order to ensure that no undue overlooking occurs to the terrace area of this property, the windows on the northern elevation will be obscured to ensure privacy will be protected. This will be secured by way of condition).

7.5 *The proposal will result in overdevelopment of the site and the area in general, particularly in light of other planning consents within the vicinity of the site.*

(Officers comment: The proposal is not considered to result in over development of the site. The proposal provides an acceptable amount of amenity space and will not result in undue loss of daylight, sunlight or overlooking. In addition, the cumulative impact of planning consents within the vicinity of the site would not result in overdevelopment of the area. The proposed scheme is in keeping with the prevailing character of the area.

7.6 *There is an overprovision of residential development in the area and there is no provision for community facilities.*

(Officers comment: The proposed residential development is acceptable in land use terms. The scheme provides much needed affordable housing and s106 contributions have been secured towards community facilities such as health,

education, leisure and open space to mitigate against the development.

7.7 *The proposal will result in anti social behaviour.*

(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 improve safety and security.

7.8 *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.*

(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 are 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 this, 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).

7.9

- *There was insufficient time to comment on the most recent consultation letter sent to residents at Park View Court.*

The consultation letter referred to above is dated 16th June 2010 which was sent to local residents which stated the following:

“ Further to my letter dated 20th April 2010, I write to advise you that the address of the proposed development has been amended from 12 to 50 Bow Common Lane & Furze Street” to the updated location detailed above (16-24 & 48-50 Bow Common Lane and site at land south of 12 Furze Street). The description of the proposal development remains unchanged and as per description on letter dated 12th April 2010”.

As such, the proposed development is materially the same in planning policy terms to that which residents were notified off on the 20th April 2010. The alteration was only made to the site address as the previous address which residents were consulted upon was incorrect.

It should be noted that the statutory requirement for considering representations made by members of the public is 3 weeks from the date on the Councils consultation letter. Notwithstanding, all representations made by local residents and received by officers were considered in the assessment of the application).

8. MATERIAL PLANNING CONSIDERATIONS

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

1. Land use
2. Design
3. Housing
4. Amenity
5. Transport & Highways
6. Energy & Sustainability
7. Section 106 planning contributions

Land Use

8.2 The application site is designated for employment use in the adoption UDP (1998) and does not have any specific designation in the IPG (2007). A Development Brief entitled 'Furze Street Local Development Brief' dated November 2005 was prepared in part for the redevelopment of this site. The brief envisaged that redevelopment of the site would be residential led. The site currently provides 1995sq.m of employment floorspace. The application proposes a mixed use development comprising residential (Use Class C3) and 139sqm of commercial floorspace (B1 use)

Loss of employment floorspace

8.3 Policy EMP1 and EMP8 of the adopted UDP seek employment growth and the development of small businesses. Policy CP11 and EE2 of the IPG seek to protect sites in employment use, and policy CP9 of the IPG seeks to retain employment space for small business. The policies require that there should be no net loss of employment floorspace, unless it is demonstrated that the continued use of the land is no longer suitable for the site.

8.4 The main issue is whether the loss of 1,856 square metres of employment floorspace is acceptable. The principle of loss of employment floorspace has already been established in the previous proposal on this site (ref no: PA/07/1338) and also in the approved planning consent for adjoining sites (ref no: PA/06/1096 & PA/06/1097). Please refer to section 4.10-4.13 for the descriptions of these developments.

8.5 There is a general decline in the demand for industrial floorspace in the area. The Sub Regional Development Framework for East London advises that there is more provision for economic activity than is necessary to meet future demand. The site is considered unsuitable for continued general and light industrial employment use due to its location, accessibility & size.

8.6 Given the general decline in demand for employment floorspace in the area and the poor quality of the accommodation being lost, there is no identifiable overriding demand to justify the re-provision of a greater amount of employment

floorspace than is currently proposed. The loss of employment floor space is therefore acceptable in terms of saved policies EMP1 and EMP8 of the UDP and policies CP9, CP11 and EE2 of the IPG.

Principle of a residential use

- 8.7 The principle of the loss of employment floorspace has been considered and found acceptable. In terms of residential, it is noted that the surrounding area is already predominantly residential. The proposal therefore fits in comfortably with the character of the area as envisaged by the Council's Development Brief for the site. The provision of additional housing is a key aim of national, regional and local planning policy and the proposal would accord with policies 3A.1, 3A.3, 3A.5 of the consolidated London Plan and policy CP19 of the IPG, which seek to maximise the supply of housing.

Principle of provision of a commercial use

- 8.8 The application proposes the provision of 139 sqm of commercial floorspace. The commercial unit in building D adds interest and will provide an active frontage to Bow Common Lane and the courtyard of building D. This should result in a high density and good quality employment floorspace. The applicant has advised that the proposed unit should employ approximately 14-15 people.

Density

- 8.9 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.
- 8.10 London Plan policy 3A.3 outlines the need for development proposals to achieve the highest possible intensity of use compatible with the local context.
- 8.11 The site has a public transport accessibility level (PTAL) rating of 2 to 3. Table 3A.2 of the consolidated London Plan (2008) 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.
- 8.12 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;

8.13 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.

8.14 The proposal does not present any of the above symptoms of overdevelopment.

8.15 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

8.16 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 DEV 2 of the UDP, DEV 1 and DEV 2 of the IPG and policies SP02 & SP10 of the Core Strategy DPD (2009).

8.17 Policy CP4 of the IPG (Oct 2007) seeks to 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 DPD (2009) stipulates that developments are required to be of the highest quality

design, incorporating the principles of good design.

- 8.18 The proposed design is of a high quality that is commensurate with its surroundings. The elevational treatment on the frontages on Bow Common Lane & Furze Street responds positively to its context. The contemporary design will preserve the character and appearance of the area.
- 8.19 The entrances to the buildings are accessible, safe and visible. 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. The windows overlooking the communal areas provide natural surveillance. In addition, the commercial unit creates an active frontage along Bow Common Lane which also creates an opportunity for natural surveillance.
- 8.20 Overall, the height, scale, bulk & design is acceptable and in line with planning policies 4B.1, 4B.2 & 4B.5 of the London Plan; policies DEV 1 & DEV 2 of the UDP, policies DEV 1, DEV 2, DEV 3 & DEV 4 of the Council's IPG & SP02 & SP10 of the Core Strategy DPD (2009) which seeks to ensure buildings are of a high quality and suitably located.

Housing

Affordable Housing

- 8.21 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 DPD (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.
- 8.22 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

- 8.23 Policy 3A.9 of the Consolidated London Plan (2008) & policy SP02 of the Core Strategy DPD (2009) seek the following tenure split within the affordable housing provision:
- 70% within the social rented tenure
 - 30% within the intermediate tenure
- 8.24 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 broadly meets the Councils targets. Moreover, given the current demand for social rented housing in the borough, this split is acceptable.

Dwelling Mix

8.25 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”

These groups include older people, such as families with children, single person households and older people.

8.26 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”.

8.27 Policy HSG7 of the UDP & SP02 of the Core Strategy DPD (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.

8.28 The following table below summarises the proposed housing mix against policy HSG2 of the IPG, which seeks to reflect the Boroughs current housing needs:

8.29

		affordable housing						market housing		
		social rented			intermediate			private sale		
Unit size	Total units in scheme	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

8.30 The Council’s IPG requires 45% of social rented units; 25% of intermediate and market units to be suitable for family accommodation (3 bed or more). Overall, proposed developments should make provision for 30% family sized units.

8.31 The proposal provides 45% family accommodation by unit numbers within the social rented tenure and therefore complies with policy. The proposal does not make provision for family sized accommodation within the intermediate tenure and 7%

within the market tenure and therefore does not meet the policy target. 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. The resultant overall unit mix of approximately 28% family housing is also considered acceptable.

8.32 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 for family units within the social rented and market tenure and this 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%

8.34 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 DPD (2009) which seeks to ensure that new housing developments offer appropriate housing choices.

Amenity/Open Space

8.35 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.

8.36 Policy HSG7 of the IPG sets out the minimum provision for private and communal amenity space to be met. 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 505 sqm sqm of communal amenity within the site. The proposal therefore exceeds the policy requirement and is supported by officers.

Child Play Space

8.37 London Plan Policy 3D.13 requires developments that include residential units to make provision for play and informal recreation space, based on the expected child population.

8.38 Using the Council’s methodology for calculating child play space, the scheme will be home to 60 children.

8.39 Whilst both the UDP Residential Standards and the IPG prescribe 3sq.m per child bed space, the Greater London Authority (GLA) prescribe 10sq.m per child bed

space to establish the quantitative requirements for play space provision for new developments. The IPG prescription equates to 60sqm. The GLA prescription equates to 556sqm.

- 8.40 The proposal makes provision for 560sqm of play space which exceeds the Councils and the GLA's policy requirement and is therefore supported by officers.

Accessibility and Inclusive Design

- 8.41 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.
- 8.42 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

- 8.43 DEV 2 of the UDP 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.
- 8.44 Policy DEV1 of the IPG stipulates 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.
- 8.45 According to the UDP, habitable rooms include living rooms, bedrooms and kitchens (only where the kitchen exceeds 13sqm).

1. Daylight Assessment

- 8.46 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.
- 8.47 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.

- 8.48 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.
- 8.49 The daylight & sunlight assessment shows only windows to a small number of properties would experience a minor 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.
- 8.50 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.
- 8.51 The proposal therefore adequately complies with policies DEV 2 of the Unitary Development Plan; DEV 1 of the IPG which seek to protect residential amenity.

Privacy/ Overlooking

- 8.52 The assessment of overlooking is to be considered against policy DEV2 of the UDP, where new developments should be designed to ensure that there is sufficient privacy for residents. Given the close proximity of building A to Park View Court, any window in block A which may directly overlook a habitable room at Park View Court will be obscured. This is to ensure the amenity of residents will be protected and will be secured by way of condition.

Sense of Enclosure/ Loss of Outlook

- 8.53 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, it is considered that the sense of enclosure is offset by the open courtyard that Park View Court currently enjoys. In addition, the site of block A and it's relationship with Park View Court has already been agreed under planning reference PA/07/1338.

Highways

Access

- 8.54 The site is accessed along Bow Common Lane & Furze Street. The vehicle access off Furze Street comprises of a reinstated dropped kerb. The proposed shared pedestrian and cycle route connecting Furze Street to Bow Common Lane is acceptable.
- 8.55 The site is not gated and as such is accessible to all.

Car parking

- 8.56 According to policy 3C.23 of the consolidated London Plan (1998), on-site car parking provision for new developments should be the minimum necessary to ensure there is no overprovision that could undermine the use of more sustainable non-car modes. This in part, is to be controlled by the parking standard in Annex 4 of the London Plan and UDP policies. Parking standards for residential is 0.5 spaces per dwelling (no parking allowance for visitors) as set out in the Councils IPG.
- 8.57 The proposal makes provision for one disabled car parking space. The position of the proposed disabled space is acceptable as the vehicle can enter and exit in a forward direction. The scheme does not make provision for any other car parking spaces. Given the Councils objective to promote sustainable modes of transport, officers consider this to be acceptable.

Cycle Parking

- 8.58 Planning Standard 3: Parking of the IPG sets out the requirement for cycle parking spaces for new development. 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.
- 8.59 Furthermore, all proposed cycle storage is provided in accessible, well lit, safe, sheltered and secure areas.

Servicing

- 8.60 LBTH Highways do not support on street servicing arrangements for the site. They note that Bow Common lane is narrow in width and has signalised junction located a few metres away. However officers consider that given the existing level of on-street servicing/refuse collection enjoyed by the adjoining residential properties, the resultant impact in relation to traffic congestion and highway safety, would not be sufficient to warrant a refusal of planning permission.
- 8.61 The applicant is required to submit a Service Management Plan shall be submitted and approved in writing prior to the commencement of works on site. This is to ensure the amenity of nearby residents and occupants of the development are not

compromised in accordance with Policies DEV1 and DEV2 of the Council's Unitary Development Plan (1998) and Policies DEV1 and DEV2 of the Council's Interim Planning Guidance (2007): Core Strategy and Development Control. This will be secured by way of condition.

Sustainability

- 8.62 Policies DEV 5 & DEV 6 of the IPG and policy SP11 of the Core Strategy DPD (2009) seeks to promote sustainable development practices. 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.
- 8.63 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.
- 8.64 Policy 4A.1 of the London Plan 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.
- 8.65 Policy 4A.3 of the London Plan requires all developments to meet 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.
- 8.66 Policy 4A.6 of the London Plan requires all developments to demonstrate that their heating, cooling and power systems have been selected to minimise carbon dioxide emissions.
- 8.67 Policy 4A.7 of the London Plan 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.
- 8.68 With reference to Energy, it is proposed to use on site energy technology including Communal Heat and Power (CHP) to reduce CO₂ emissions proposals on site which is supported by officers. A noise assessment of the CHP systems for the proposed development has not been undertaken. A noise survey and assessment in accordance with BS4142 together with proposed mitigation measures must be submitted to and approved by the Council prior to the commencement of works on site. This will be secured by way of condition.
- 8.69 The proposed will result in 12% reduction in CO₂ emissions. LBTH Energy team have recommended that further conditions be attached to the approval which requires the following:
- 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

8.70 These conditions should ensure a reduction in carbon dioxide emissions in accordance with policies 4A.1-4A.7 of the Consolidated London Plan which seek to mitigate climate change and minimise carbon dioxide emissions.

8.71 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.

8.72 Subject to the recommendation conditions, it is considered that sustainability matters, including energy are acceptable and broadly in line with policies DEV 5, DEV 6 & DEV 9 of the IPG; SP11 of the Core Strategy DPD (2009) & policies 4A.1-4A.7 of the Consolidated London Plan (2008) which seeks to promote sustainable development practices.

Section 106 contributions

8.73 Planning obligations can be used in three ways: -

1. To prescribe the nature of the development to ensure it is suitable on planning grounds. For example, by requiring a given proportion of housing is affordable;
2. To require a contribution to compensate against loss or damage that will result from a development. For example, loss of open space;
3. To mitigate the impact of a development. For example, through increased public transport provision

8.74 In accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010, planning obligations can only constitute a reason for granting planning permission where they meet the following tests:

- i. The obligation is necessary to make the development acceptable in planning terms;
- ii. The obligation is directly related to the development; and
- iii. The obligation is fairly and reasonably related in scale and kind to the development

8.75 All the recommended obligations meet the relevant tests and the applicants have agreed the following matters that have been requested:

- 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

- 8.76 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

- 8.77 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

- 8.78 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

- 8.79 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

- 8.80 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

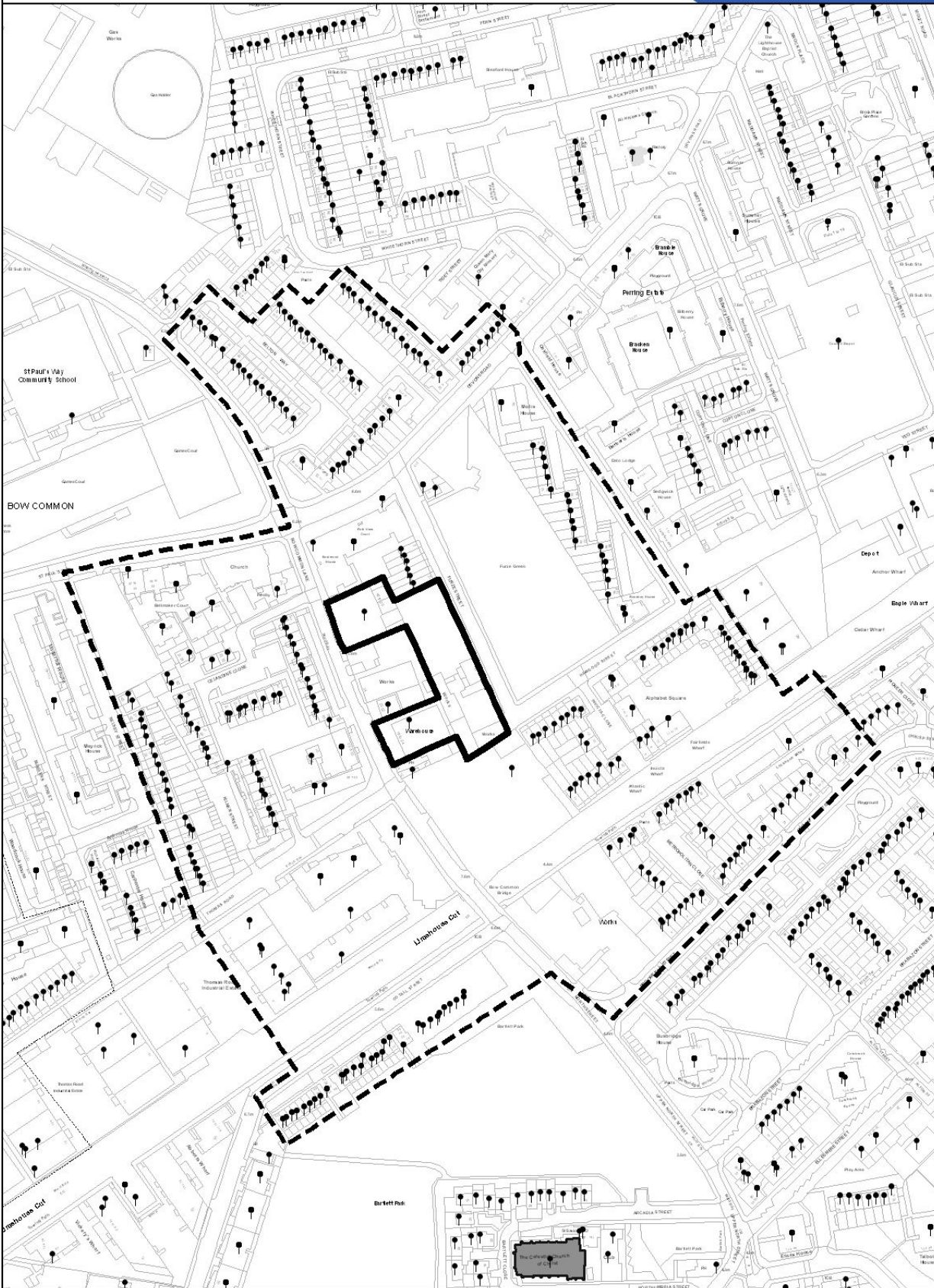
- 8.81 The increased permanent population generated by the development will be increase demand for open space. £65,000 towards leisure facilities such as swimming pools, sports halls and pitches in the area is considered acceptable.

8.82 In overall terms, it is considered that the level of agreed financial contributions is appropriate and that they adequately mitigate 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
-  Consultation Area

-  Locally Listed Buildings
-  Statutory Listed Buildings

 Land Parcel Address

0 30 m




1:3,250

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process. This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised

