

Committee: Strategic Development	Date: 16 th August 2012	Classification: Unrestricted	Agenda Item No:
Report of: Director of Development and Renewal		Title: Application for Planning Permission	
Case Officer: Jane Jin		Ref No: PA/10/373	
		Ward: Bromley by Bow	

1. APPLICATION DETAILS

Location: Stroudley Walk Market, Stroudley Walk, London E3

Existing Use: Mixed use retail and residential

Proposal: Outline application for the demolition of Warren House and 30-49 Stroudley Walk, and redevelopment of the site in the form of five buildings reaching between 3 and 16 storeys to provide 380sq.m. of retail space (Use Classes A1, A2 and A3), up to 127sq.m. community space (Use Class D1) and 130 new dwellings comprising 45 x 1bed, 44 x 2bed, 27 x 3bed, 10 x 4bed and 4 x 5bed flats, plus opening up of Stroudley Walk one way to vehicles, associated landscaping and car parking.

Matters to be determined: Access, layout and scale.

Drawing Nos: 2825_D002 Rev P3; 2528_D001 REV P3; 2528-D-401 REV P4; 2825-D-402 REV P4; 2825-D-100 REV P6; 2825-D-101 REV P5; 2825-D-102 REV P4; 2825-D-103 REV P4; 2825-D-104 REV P4; 2825-D-105 REV P5; 2825-D-106 REV P4; 2825-D-107 REV P4; 2825-D-108 P4; 2825-D-109 REV P4; 2825-D-110-REV P4; 2825-D-111 REV P4; 2825-D-112 REV P4; 2825-D-113 REV P4; 2825-D-114 REV P4; 2825-D-115 REV P4; 2825-D-116 REV P3; 2825-D-202 REV P4; 2825-D-201 REV P4; 2825-D-200 REV P4; 2825-D-116 REV P4; LC6532/SK/003;

Documents:

- Design and Access Statement Revision A;
- Daylight and Sunlight Reports by Calfordseaden with reference K/09/0374D/C7 PSD/hmt/G28 dated October 2011 and K/09/0374/C/ PSD/hmt/G28 dated December 2009;
- Transport Assessment by Waterman Boreham dated 29th January 2010;
- Residential Travel Plan by Waterman Boreham dated 5th February 2010;
- Planning Statement Addendum Report by Leaside Regeneration dated September 2011;
- Air Quality Assessment by Entec dated January 2010;
- Arboricultural Impact Assessment with reference DFCA 003.3 by Paul Allen dated 9th October 2009;
- Report on a Geotechnical Investigation with reference 09/8873/A/GO by Madlin & Maddison dated January 2010;
- Energy revised -
- Open Space Assessment by Leaside Regeneration dated September 2011;
- Retail Statement by Strettons dated January 2010;
- Townscape Assessment by Montagu Evans dated September 2010;

- Television & Radio Reception Survey issues 1.0 by Gtech Surveys Ltd dated 8/12/09; and
- Pedestrian Level Wind Microclimate Desk Study with reference RWDI # 10-10867-B-PLW-DSK dated February 2010;

Applicant: Poplar HARCA

Owner: Poplar HARCA

Historic Building: Grade II listed: Rose and Crown Public House
Grade II listed: 10-12 Stroudley Walk
Both sites are outside the redline boundary

Conservation Area: N/A

2. BACKGROUND

- 2.1 This application for outline planning permission was reported to Strategic Development Committee on 5th July 2012 with an Officer recommendation for Refusal. A copy of the report is attached at Appendix A for ease of reference.
- 2.2 After consideration of the report and the update report, the committee resolved to Approve the application for the following reasons:
1. The proposal will deliver improvements to the existing housing stock on the estate is paramount for the benefit of residents.
 2. Whilst current market conditions are not ideal to ensure viable education and health provision, the applicant has indicated a willingness to accept the financial risks involved in completing the scheme and the other benefits associated with the scheme outweigh the failure to meet the planning obligation requirements associated with the development.
 3. The overall gain in social housing provision that will accrue from this particular proposal, taking account of viability considerations is enough to help address the current housing problems in the Borough.
 4. The Committee takes the view that weight should be afforded to other non-financial considerations the development can bring as mitigating factors and is prepared to accept the current S106 offer accordingly.
 5. The Committee accepts that it must be mindful of its responsibilities to ensure that proposed development is sustainable but considers that maintaining current housing conditions associated with in this particular estate is not sustainable for existing residents if the site is left undeveloped.
- 2.3 It was noted that Officers will bring further report back to the Committee setting out the detailed reasons for approval, list of planning conditions and Heads of Terms for s106.

3.0 REASONS FOR APPROVAL

- 3.1 The following detailed reasons for approval are recommended.
1. On balance, the benefits of regenerating Stroudley Walk and the proposed amount of affordable housing, replacement of existing affordable housing stock

and mix of units, as demonstrated through viability assessment is considered acceptable. As such, the proposal is in line with policies 3.8, 8.10, 3.11, 3.12, 3.13 of the London Plan (2011), saved policy HSG7 of the Council's Unitary Development Plan (1998), policies HSG2 and HSG3 of the Council's Interim Planning Guidance (2007); policy SP02 of the Core Strategy Development Plan Document (2010); and DM3 of the Draft Managing Development DPD 2011 which seek to ensure that new developments offer a range of housing choices.

2. Whilst the s106 package falls significantly short of the required amount for a development of this scale, the Council accept that the applicant's offer in light of the viability constraints identified in this proposal. The provision of affordable housing, alongside other regenerative benefits, the s106 package is considered to be acceptable in line with Regulation 122 of Community Infrastructure Levy 2010, saved policy DEV4 of the Council's Unitary Development Plan 1998, policies SP02 and SP13 of the Core Strategy 2010, which seek to secure contributions towards infrastructure and services required to facilitate the proposed development.

3.0 LIST OF PLANNING CONDITIONS

- 3.1 Following conditions and informatives on the Outline Permission should be secured and that the Corporate Director Development & Renewal is delegated to impose the following matters:

3.2 Conditions

1. Reserved Matters Condition – details for Landscaping and Appearance to be submitted
2. Approved Plan numbers
3. Details for Material
4. Details for ground floor elevations for residential and commercial
5. Ground Contamination site investigation
6. Verification report
7. Water supply impact study
8. Scheme of highway works
9. Delivery and servicing plan
10. Construction environmental management plan
11. Construction logistics plan
12. Details of car parking, disabled car parking, electrical charging points, servicing and loading bay
13. Details for a site wide landscape strategy
14. Details for landscaping
15. Details for lighting and CCTV
16. 10% wheelchair provision within each phase
17. Life time Homes
18. Sound insulation
19. Refuse and recycling
20. Final Code for Sustainable Homes
21. Final BREEAM Certificate
22. Archaeology
23. Home zone details
24. No Amalgamation of A1 units
25. Cycle parking provision in each phase
26. Energy Strategy
- 27.

3.3 Informatives

1. Definition
2. S106
3. s278 Agreement
4. Community Infrastructure Levy

4.0 **S106**

4.1 As stated in the original main report, the applicant can offer a total of £139,500 (£1,500 per private unit) for the site-wide development. The apportioning of the financial contribution was discussed at an internal meeting by the Planning Contribution Obligation Panel and considers that the amounts should be allocated to the following heads of terms and that Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated below.

4.2 Financial Contribution

It is considered that, due to the on-site community facility, improvement of public realm, and proposal to include communal amenity space which is accessible to public, and securing non-financial contribution to employment, the financial contribution towards Education Facilities is a priority in this instance and that the £139,500 should be afforded to education facilities for the borough.

4.3 Given that the total sum of **£52,007** is required to fully mitigate the impact arising from this development towards demand for education places, £52,007 shall be secured towards **education facilities** upon commencement of the development.

4.4 Within 2 years following practical completion of the development (full planning permission scheme/or phase 1) and/or on commencement of Phase 2 of development (which ever is sooner) the remaining **£87,493** is to be paid towards **education facilities**.

4.5 2% monitoring fee of £420.00 is also required.

4.6 Non-financial Contribution

- Delivery of 5 affordable housing units within Phase 1;
- Delivery of 22 affordable housing units within Phase 2;
- Delivery of 10 affordable housing units within Phase 3;
- Car Free;
- 20% of construction phase force to be local residents through Skillsmatch;
- 20% local goods/services procured during construction phase;
- 10% wheelchair units within each phase and schedule to be submitted and approved;
- 1 car club space
- Review of viability prior to commencement of Phase 2 and 3 to assess delivery of additional affordable housing and contribution to mitigate the impact arising from the development.

5.0 **OFFICERS' RECOMMENDATION**

5.1 The officers' recommendation as at 5th July 2012 to refuse planning permission remains unchanged. As it can be seen above, the proposed amount of financial planning contribution is insufficient to fully mitigate the impact arising from this development. Accordingly, the Committee are recommended not to approve the application and to resolve to **REFUSE** planning permission as previously detailed within the published report and addendum report at the Strategic Development Committee meeting held on 5th July 2012. The suggested reasons for refusal are outlined in the main report, appended as Appendix A of this report.