

<b>Committee:</b> Development Committee	<b>Date:</b> 11 March 2015	<b>Classification:</b> Unrestricted	<b>Agenda Item Number:</b>
---	-------------------------------	--	----------------------------

<b>Report of:</b> Director of Development and Renewal	<b>Title:</b> Applications for Planning Permission
<b>Case Officer:</b> Kamlesh Harris	<b>Ref No:</b> PA/14/02618
	<b>Ward:</b> Mile End

## 1. APPLICATION DETAILS

**Location:** Land Between St Pauls Way and Masjid Lane, including Linton House, Printon house and the Burdett Estate Community Centre, St Pauls Way, E3

**Existing Use:** Residential and community facilities including a mosque, nursery hall and community centre; associated parking, play/games areas and communal amenity space.

**Proposal:** Demolition of Linton House, Printon House, the Burdett Community Centre building and Mosque to facilitate the redevelopment of the site to create a two-form entry primary school and nursery (Use Class D1), a two-storey Mosque (Use Class D1) and 3 residential blocks ranging between 4 and 8 storeys to provide 109 new dwellings (10x studio, 40x 1 bed, 31x 2 bed, 22x 3 bed, and 6x 4 bed), a new ball court, children's play space, amenity space and cycle parking.

**Drawing and documents:** 575\_PL\_001, 002, 003, 004, 005, 006, 010A, 100A, 101A, 102A, 103A, 104A, 105A, 106A, 107A, 108A, 110A, 111A, 112A, 200, 201, 202, 301A, 302A, 303A, 304A, 305A, 306A, 307, 308, 309A, 310A, 311A, 312 and SLD E17-LM1.

- Planning and Impact Statement
- Design and Access Statement
- Daylight and sunlight report
- Landscape Statement
- Transport Statement and draft Travel Plan
- Land Quality
- Energy and Sustainability Statement
- Sustainability Statement
- Statement of Community Involvement
- Financial Viability Assessment
- Air Quality Assessment
- Sustainable Drainage
- Noise Assessment
- Ecology Study

**Applicant:** Poplar Harca

<b>Ownership:</b>	Poplar Harca
<b>Historic Building:</b>	N/A
<b>Conservation Area:</b>	N/A

## **2. EXECUTIVE SUMMARY**

- 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 Borough of Tower Hamlets adopted Core Strategy (2010), Managing Development Document (2013), the London Plan (2011) and Government Planning Policy Guidance and has found that:
- 2.2. Redevelopment of the site, within the "Transforming St Paul's Way" area, is considered acceptable in principle and supported by policies in the London Plan (2011), the Councils Core Strategy (2010) and the Managing Development Document (2013).
- 2.3. Given the predominantly residential character of the site's environs, the need for more housing in the area and the Borough in general, the principle of intensification of housing use on this brownfield site is supported in policy terms. The proposed development would deliver a total of 109 new residential dwellings (315 habitable rooms) on the site. It is considered that the site would provide a suitable environment for existing and future residents and that the proposed residential use is acceptable in principle in land use terms.
- 2.4. The proposed development would provide 31% affordable housing by habitable room. Whilst this sum represents a shortfall against the Local Plan target of 35-50% (subject to viability), it is considered to deliver the maximum reasonable amount of affordable housing whilst ensuring the viability of the proposal. The housing mix is broadly policy compliant. The mix of social rent and intermediate housing is within the viability constraints has appeared to optimise the maximum share of affordable housing provision to market housing without compromising the preferable social rent tenure in the key family sized rented units.
- 2.5. The proposed two storey mosque would provide an enlarged community facility which would meet a demonstrable need in the local area and meet the needs of the existing community mitigating potential adverse equalities impacts. The highly accessible location, with good access to public transport and provision of cycle storage facilities on site would assist with safe arrival of local worshipers to this facility pursuant of the Core Strategy objective of a Community Spine around St Paul's Way.
- 2.6. The proposed two forms entry primary school and nursery would provide much needed school spaces in the borough of which there is clear need. The Local Plan policies support the improvement and expansion of existing educational facilities in accessible locations and support the maximisation of sites in educational use through the co-location and clustering of community or recreational services.

- 2.7. The height, scale and appearance of the proposed buildings, which rise up to eight storey high along St Paul's Way and four storeys in Masjid Lane together with the two storey mosque, are considered acceptable in this location. The design of the scheme as a whole, including the proposed massing, siting, architectural appearance and response to the site's setting, is of a high quality and would enhance the street scene and the local context. The proposed heights do not cause concern. High quality materials and detailing would be used throughout. The proposal also includes a new landscaped access into the school and mosque from Masjid Lane which is welcome.
- 2.8. In terms of impacts on surrounding amenity, it is noted that the proposal would result in a noticeable reduction in daylight and sunlight to some neighbouring properties. The submitted Daylight and Sunlight Assessment has been independently reviewed and officers consider that on balance, whilst there are negative impacts affecting neighbouring residents, the scheme does not warrant a reason for refusal in this instance, given the many benefits the proposal would bring to the local area and given the residual light levels and the central urban context of the site and its surroundings. In addition, whilst the daylight levels in some of the proposed habitable rooms on the lower floors of the building would be below guideline levels, overall it is considered that the proposals are acceptable in light of the daylight and sunlight terms. The benefits being brought forward by this scheme would clearly outweigh those impacts given the character, nature and vision for this area.
- 2.9. The scheme provides an acceptable mix of residential units. With regard to, space standards and layout, the residential quality would be very high. There is a good proportion of family sized units provided across all tenures; these would be provided as a mix of three and four bedroom units. All the family units and some smaller units would be provided with separate kitchens and living/dining rooms. All of the dwellings would meet Code of Sustainable Homes and Lifetime Homes standards and 10% would be provided as wheelchair accessible units. All of the proposed units would meet or exceed the floor space and layout standards with family sized and wheelchair units being more spacious.
- 2.10. Transport matters, including parking, access, waste collection and servicing are acceptable which seek to ensure developments minimise parking and promote sustainable transport options. The scheme would make adequate provision for cycle parking and wheelchair accessible car parking.
- 2.11. The proposed amount of private amenity space and child play space which seek to ensure developments provide a high level of amenity and child play space for all future residents.
- 2.12. On balance, the proposal would make adequate provision for planning obligations to mitigate the necessary impacts of the development towards infrastructure and services required to facilitate proposed development.
- 2.13. The proposal is therefore recommended for approval in line with national, regional and local policies.

### 3. RECOMMENDATION

3.1 That the Development Committee resolve to GRANT planning permission, subject to a legal agreement and conditions as detailed below.

3.2 The prior completion (within three months) of a **legal agreement** to secure the following planning obligations:

#### Financial Obligations

- a) A contribution of £34,232 towards construction phase, skills and training/enterprise & employment.
- b) A contribution of £46,587 towards leisure and community facilities.
- c) A contribution of £13,497 towards Idea Store, library facilities and archives.
- d) A contribution of £85,957 towards public open space or the delivery of an off-site Community Square in-kind (in accordance with planning application reference PA/14/3243).
- e) A contribution of £20,630 towards heath facilities.
- f) A contribution of £1,606 towards smarter travel.
- g) A contribution of £42,966 towards carbon reduction initiatives
- h) A contribution of £4,909 S106 monitoring fee (2%).

**Total: £250,384**

h) In addition to the above S106 contributions, a further sum of approximately £175,890 would be allocated to the Mayor of London's Community Infrastructure Levy (CIL).

#### 3.3 Non-Financial Obligations

- a) A commitment to provide 31% affordable housing by habitable room within the development comprising of two 2-bed, four 3-bed and six 4-bed social rented units together with 14 intermediate (shared ownership) units consisting of eight 1-bed, three 2-bed and three 3-bed
- b) Employment and Training Strategy
- c) Access to employment (20% Local Procurement; 20% Local Labour in Construction; 20% end phase local jobs).
- d) Secure a permit free agreement to prevent future residential occupiers from applying for on-street parking permits and 6 disabled parking spaces within the Burdett Estate.
- e) Travel Plans for school and mosque.

- f) Delivery of a fully fitted out 2FE primary school, provided at a peppercorn rent to the local education authority
  - g) Development Viability Review Clause inserted to secure any uplift for additional affordable housing contribution should the viability position improves.
  - h) Rent levels for mosque at a comparable level (index linked) to the existing lease agreement.
  - i) Any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal including a section 278 agreement for any works which affect / improve the public highway and for the alterations to the existing crossovers, including the removal / relocation of any redundant crossover(s) and reinstating back to footway.
- 3.4 That the Corporate Director Development & Renewal and the Service Head (Legal Services) are delegated power to negotiate and complete the legal agreement indicated above acting within normal delegated authority.
- 3.5 That the Corporate Director Development & Renewal is delegated power to impose conditions and informative on the planning permission to secure the following matters:
- 3.6 That, if within 3 months of the date of this committee the legal agreement has not been completed, the Corporate Director of Development & Renewal is delegated power to refuse planning permission.
- 3.7 **Conditions**
1. Three year time limit
  2. Compliance with approved plans and documents
  3. Samples and details of all facing materials, including balconies, windows and doors
  4. Details of hard and soft landscaping, including boundary treatment and tree replacement scheme and a Landscaping Management Plan for the school and playground
  5. Retention of "Wingnut" tree
  6. Protection of retained tree
  7. Archaeological Report
  8. Thames Water (water infrastructure capacity)
  9. Piling Method Statement
  10. Noise report and acoustic specification
  11. No amplified noise from mosque
  12. Sound insulation in between school and mosque
  13. SUDS (drainage)
  14. Details of play equipment
  15. Details of rooftop PV array
  16. Details of biodiversity enhancement measures
  17. Details of all boundary treatments including hedges, fences, railings and walls for the rest of the development
  18. Details of ball court

19. Details of all Secure by Design measures to achieve level 2 accreditation
  20. Details of external lighting and CCTV
  21. Hours of construction and demolition
  22. Demolition and Construction Management Plan including dust management
  23. Delivery and Servicing Management Plan
  24. Contamination
  25. Child play space accessible to all future residents of the development
  26. Disabled parking provision
  27. Code for Sustainable Homes Level 4 post completion testing
  28. Breeam accreditation
  29. Lifetime Homes
  30. Compliance with Energy Statement
  31. 10% wheelchair housing
  32. Details of cycle parking
  33. Waste management plan
  34. Waste and recycle storage
  35. Hours of use of mosque, ball court and community hall
  36. Management of ball court and community hall
  37. Management of ball court use on special occasion by users of mosque
  38. Scheme of highway improvement works as requested by LBTH Highways
- 3.8 Any other conditions considered necessary by the Corporate Director Development & Renewal.
- 3.9 Informative:
1. Thames Water standard informative
  2. Building Control
  3. CIL
- 3.10 Any other informative considered necessary by the Corporate Director Development & Renewal.

#### **4. PROPOSAL AND LOCATION DETAILS**

##### **Site and surroundings**

- 4.1. The application site has an area of approximately 0.96ha and forms part of the larger Burdett Estate. It comprises a series of buildings of various usages, including Printon and Linton Houses (residential), a mosque and former community hall together with an outside concrete ball court and informal play/amenity spaces. There is also approximately 16 car parking spaces within the site boundary. The site has its main frontage along St Paul's Way to the north and extends to the rear to Masjid Lane. Stebon Primary School lies further south along Masjid Lane. The application site is bounded by the rear gardens of Bredel House to the east and the rear gardens of Perkins House to the west. Burdett Road lies further west and to the east St Paul's Way leads onto Devons Road.
- 4.2. The red line boundary for the site includes a service road north/west of Printon House which has a pedestrian access (from St Paul's Way) to the

estate road west of Perkins House. To the east, the site boundary extends beyond Linton House to include the side access into the estate. The site contains buildings built around the 1950s with the mosque and former community hall being later additions. It is noted that all buildings, play areas and structures on site would be demolished to make way for this new mixed use scheme.

- 4.3. St Paul's Way is an area undergoing major changes and the application site also falls within an "Area of Significant Change", known as Transforming St Paul's Way. There are a number of new residential schemes in the vicinity of the application site and several schools; Stebon Primary being the closest to the south. Others include St Paul's with St Luke's Primary CE north west and St Paul's Way Community Trust School, a secondary school lying north east on St Paul's Way.
- 4.4. No parts of the application site fall within the curtilage of a listed building or within a conservation area. The nearest conservation areas are Brickfield Gardens and Limehouse Cut, due west and south respectively. Besides being in an area of significant change, and the local plan vision for a 'civic spine' around St Paul's Way, the site does not have any other specific policy designations and is located within a predominantly residential area interspersed with educational/commercial uses.
- 4.5. The site has a fairly good accessibility to public transport even though the PTAL is only 2 (in the range 1 to 6 where 1 is low and 6 is excellent). The site is approximately 200m away from Burdett Road, which is served by a number of bus routes, travelling to all directions of the borough; Mile End Road and Mile End Underground Station are just under 1km away by foot, but is easily accessible by public transport (from Burdett Road). The nearest DLR station is in Devon's Road about 800m to the east.

#### **Relevant Planning History**

- 4.6. Planning permission (reference: PA/14/00578) was granted on 16 May 2014 for the minor alterations to community building to form 3 temporary classrooms including internal partitions; insertion of two double doors; a new canopy; three new roof lights; introduction of a tarmac all weather surface; new gates and fencing and associated landscape works.
- 4.7. An EIA Scoping Opinion (reference: PA/14/01656) was issued by LBTH on 9th September 2014, which concluded that the proposed development did not require an EIA to be undertaken to accompany the planning application.)
- 4.8. Planning permission (reference: PA/14/03497) was granted on 05 February 2015 for the construction and retention for a limited period of 3 years of a single storey 179.2sqm temporary multipurpose school hall and the installation of a modular underground water attenuation tank.
- 4.9. Current application (PA/14/03243) for the demolition of a block of seven domestic garages and the introduction of a new publicly accessible open space incorporating a landscaped garden area, revised car parking layout, additional tree planting and improved boundary treatment is pending determination by committee of 11 March 2015. This application relates to the 'Community Square' referenced above in paragraph 3.2 of this report.

## **Details of proposal**

- 4.10. The application proposal involves the demolition of all buildings and structures on site which consist of the residential blocks, Linton and Printon Houses, the mosque, former community centre, ball court and play area and its redevelopment as a, school and residential-led scheme as follows.
- 4.11. Erection of an eight storey residential block fronting St Paul's Way, to accommodate 97 flats (from first to upper floors) of various tenures and sizes. Retention of eastern section of Linton House and refurbishments to the stair cores and access road.
- 4.12. Erection of a nursery and a two form entry primary school located at ground floor level and fronting St Paul's Way and partly within the east and west boundaries of the site, forming a quadrangle with a central landscaped courtyard for play purposes. A school hall and ball court is provided at the southern boundary of the site. These facilities would be opened to the local community after school hours.
- 4.13. The ground floor of the new residential block would consist of classrooms, staff rooms, the nursery area, ancillary school offices, four separate residential cores with stairs and lifts, refuse storage areas and bike stores plus a plant room at rear of the block on the east side. The school main entrance and administrative core would also be within the ground floor block. The new school buildings and hall would range between part one storey and part two storey in height.
- 4.14. Erection of a four storey residential block to the south of the site, along Masjid Lane comprising 12 affordable flats/duplex units of various sizes. This block would consist of family dwellings on the main, with generous private amenity spaces, in the form of gardens and terraces.
- 4.15. Also on Masjid Lane, the proposal would comprise of the construction of a two storey building to accommodate a local mosque. The mosque would be located south of the proposed ball court and east of the four storey residential block. A shared access would be created from Masjid Lane in between the residential block and the mosque to serve as the main pupil entrance for the school, entrance to the mosque, after hour's entrance to the ball court and school/community hall. The mosque building would consist of a ground floor prayer room and an upper floor for religious education facilities. All ancillary offices, ablution areas and stores would also be provided. A minaret would be designed in the eastern corner of the mosque.
- 4.16. This proposal also makes provision for a landscaped children's play area on the north-west corner of the site fronting St Paul's way and adjacent to the nursery entrance. This space would provide much needed play space for existing and future children in the local area. A new hard and soft landscaped area would be created within the centre of the site which would be for the sole use for the school as its playground.
- 4.17. In terms of access and servicing, the existing alley to the east of the site would be retained and improved to use as a service access to the school. A



new substation is also proposed to the rear of this alley together with the school refuse store and staff cycle storage area. On the west corner, to the south of the nursery, a turning head would be created to allow entry to the existing URS within the estate. Cycle parking spaces are also proposed for the mosque within the courtyard off Masjid Lane. A total of six (6) disabled car parking spaces would also be provided for disabled occupiers with the Burdett Estate.

4.18. As stated above, a total of 109 residential units are proposed in this development, which would comprise of:

- 83 private sale units - 10 studios; 32 one-bed; 26 two-bed and 15 three-bed units;
- 14 Intermediate (shared ownership) units - 8 one-bed, 3 two-bed and 3 three-bed units;
- 12 Affordable rented units - 2 two-bed, 4 three-bed and 6 four-bed units.

The proposal makes provision for 31% affordable housing (calculated by habitable rooms) or 24% calculated by units with a tenure split of 67% social rented and 33% intermediate (shared ownership) calculated by habitable rooms.

## **5. RELEVANT PLANNING POLICIES**

6.1 For details of the status of relevant policies see the front sheet for “Planning Applications for Determination” agenda items. The following policies are particularly relevant to the application:

6.2 National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

6.3 The London Plan 2011(as amended)

- 2.1 London in its global, European and United Kingdom context
- 2.13 Opportunity areas and intensification areas
- 3.1 Ensuring equal life chances for all
- 3.2 Improving health and addressing health inequalities
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Children and young people’s play and informal recreation facilities
- 3.7 Large residential developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.10 Definition of affordable housing
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 3.14 Existing housing
- 3.16 Protection and enhancement of social infrastructure
- 3.17 Health and social care facilities
- 3.18 Education facilities

- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.5 Decentralised energy networks
- 5.6 Decentralised energy networks in development proposals
- 5.7 Renewable energy
- 5.8 Innovative energy technologies
- 5.9 Overheating and cooling
- 5.10 Urban greening
- 5.11 Green roofs and development site environs
- 5.12 Flood Risk Management
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.16 Waste self sufficiency
- 5.17 Waste capacity
- 5.21 Contaminated land
- 6.1 Strategic approach
- 6.2 Providing public transport capacity and safeguarding land for transport
- 6.3 Assessing effects of development on transport capacity
- 6.4 Enhancing London's transport connectivity
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An Inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.7 Location and design of tall and large buildings
- 7.14 Improving air quality
- 7.15 Reducing noise and enhancing soundscapes
- 7.18 Protecting local open space and addressing local deficiency
- 7:21 Trees and Woodlands
- 8.2 Planning Obligations
- 8.3 Community Infrastructure Levy

#### 6.4 Tower Hamlets Core Strategy 2010

- SP02 Urban living for everyone
- SP03 Address the impact of noise pollution
- SP05 Provide appropriate refuse and recycling facilities
- SP07 Support the growth and expansion of further and higher education facilities
- SP08 Making connected places
- SP10 Protect and enhance heritage assets and their settings; protect amenity and ensure high quality design in general
- SP11 Energy and Sustainability
- SP12 Delivering Place making
- SP13 Planning Obligations

#### 6.4 Managing Development Document 2013

- DM3 Delivering Homes
- DM4 Housing Standards and amenity space

- DM8 Community Infrastructure
- DM9 Improving Air Quality
- DM10 Delivering Open space
- DM11 Living Buildings and Biodiversity
- DM13 Sustainable Drainage
- DM14 Managing Waste
- DM15 Local Job Creation and Investment
- DM17 Local Industrial Locations
- DM18 Delivering schools and early learning
- DM20 Supporting a Sustainable Transport Network
- DM21 Sustainable Transport of Freight
- DM22 Parking
- DM23 Streets and Public Realm
- DM24 Place Sensitive Design
- DM25 Amenity
- DM29 Achieving a Zero-Carbon borough and addressing Climate Change
- DM30 Contaminated Land & Hazardous Installations

#### 6.7 Supplementary planning documents and other guidance

- London Plan Housing SPG (2012)
- Shaping Neighbourhoods: Play and informal Recreation SPG
- Tower Hamlets Planning Obligations SPD
- Transforming St Paul's Way
- London Planning Statement SPG

## 6. CONSULTATION RESPONSES

### External consultees

#### *Environment Agency*

- 6.1 The main flood risk issue at this site is the management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere. EA recommends the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development.
- 6.2 Surface water runoff rates and volumes from the site must be managed in accordance with the London Plan (July 2011) - which sets higher standards than the NPPF for the control of surface water run-off. Policy 5.13 - Sustainable drainage (page 155) of the London Plan states that "development should utilise sustainable urban drainage systems (SuDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible" in line with the drainage hierarchy.

#### *Thames Water*

- 6.3 Waste Comments - Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are

attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

- 6.4 There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.
- 6.5 Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.
- 6.6 No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.
- 6.7 Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality). Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- 6.8 Water Comments - On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.
- 6.9 Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9

litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

- 6.10 No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

[OFFICER'S COMMENT: The requested conditions and informative would be secured accordingly.]

- 6.11 **London City Airport** – No comments received

- 6.12 **London Fire and Emergency Planning Authority - No comments received**  
**Crime Prevention Officer (Metropolitan Police)**

- 6.13 The Crime Prevention Officer has concerns regarding the recessed southern access, for the school, ball court and Mosque. This area is isolated and set back from the road and public footpath and has no natural surveillance, these types of isolated areas promote a fear of crime. This court yard area will attract criminal behaviour and will be vulnerable to criminal damage, some of which may be targeted towards the mosque and be of a racial nature. This in turn can promote similar criminal behaviour in the immediate area surrounding the original offending site, having a long term detrimental effect on neighbouring properties and businesses. In the long term this may also impact on the school's reputation and pupil's wellbeing and be seen to be very intimidating to those attending the Mosque.

- 6.14 In our opinion this space is not designed in a way that is fit for purpose. The crossover of shared space between many users with different agendas, often at the same time, is likely to cause unnecessary conflict between users. Therefore we would like it noted that our office cannot support this part of the proposed design. This development will not be able to achieve a full Secured by Design (SBD) accreditation.

- 6.15 Our office has corresponded and met with the current architects working on this project. We have in depth discussed our major concern of this shared space courtyard. We have been informed that although the client would like to achieve full SBD, they are unable to change the layout of this courtyard area.

[OFFICER'S COMMENT: The applicant is working with the CPO to achieve a Secured by Design Accreditation of level 2. Necessary conditions and informative would be secured accordingly.]

### **Internal consultees**

#### **LBTH Access officer**

- 6.16 No objections.

#### **LBTH Biodiversity**

- 6.17 There will be no significant adverse impacts on biodiversity, though the existing shrubs and other soft landscaping will provide some habitat for common birds and other wildlife. To ensure there is no breach of the Wildlife & Countryside Act with regard to nesting birds, a condition should require that vegetation clearance takes place outside the bird nesting season (i.e. not during March to August inclusive) if possible. If that is not possible, a survey for nesting birds should be undertaken immediately before (within 5 days) clearance begins. If any nests are found, they must be left undisturbed until the young have fledged. If no nests are found, there is no need to report the survey results to the Council before commencing clearance. Biodiverse green roofs are proposed for almost all the roof area of the new development. This is very welcome.
- 6.18 The green roofs should be sufficient to ensure a net gain for biodiversity. However, the ground-level landscaping also provides opportunities to enhance biodiversity and contribute to targets in the LBAP. Sadly, there appears to be little or no vegetated surfaces within the school landscaping, as the “grass” areas are artificial turf. Apart from the lack of any biodiversity value, this seems very bad in terms of environmental education. Inner city children have little enough contact with nature, without replacing natural grass with artificial turf. The proposed school landscaping includes an orchard, but this appears to have hard surface beneath the trees. If this had natural grass with wild flowers beneath the trees, it would contribute to a target in the LBAP

[OFFICER'S COMMENT: Necessary conditions and informative would be secured accordingly.]

#### **LBTH Communities, Localities and Culture (CLC)**

- 6.19 The increase in population as a result of the proposed development will increase demand on the borough's open space, sports and leisure facilities and on the borough's Idea stores, libraries and archive facilities. The increase in population would also have an impact on sustainable travel within the borough. Contributions should be secured through a Section 106 Agreement towards Idea stores, libraries and archives, leisure facilities and public open space.
- 6.20 The increase in population as a result of the proposed development will increase demand on the borough's open space, sports and leisure facilities and on the borough's Idea stores, libraries and archive facilities. The increase in population would also have an impact on sustainable travel within the borough. Contributions should be secured through a Section 106 Agreement towards Idea stores, libraries and archives, leisure facilities and public open space.

#### **LBTH Education, Social Care and Well Being**

- 6.21 This proposal has been developed in partnership between LB Tower Hamlets, Poplar Harca and St Paul's Way Trust School. This is regarded as an innovative partnership to create capacity for additional school places needed in the area and which builds on the partnerships involved in the St Paul's Way regeneration of recent years. LBTH and the school have been closely involved in the emerging proposals for the site. This has considered the design of the school and its relationship to the existing and proposed residential development and the mosque. It has also taken into account the community use of school facilities outside of school hours. There is an increasing need for additional primary school places in Tower Hamlets. This area of the borough is one of the priority areas for more places arising partly from the new residential developments locally. This proposal will contribute to meeting the need by allowing the successful St Paul's Way Trust School expand to offer two forms of entry of primary places as well as the existing 11-18 age range. The partnership with Poplar Harca allowing the mixed use redevelopment creates capacity for the school's expansion which would not otherwise be available to the LA.

### ***LBTH Environmental Health***

- 6.22 Noise - Insufficient information and evidence have been submitted to demonstrate that the proposed noise and vibration levels and associated mitigation measures would be acceptable.
- 6.23 Air Quality - The demolition/construction assessment is accepted provided the mitigation measures stated in the report are instigated at the development. Please can the developer submit a construction/demolition dust management plan detailing how the potential air quality effects will be controlled and mitigated in line with the 'The Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance 2014' and the 'Tower Hamlets Code of Construction practice.' This is required prior to the commencement of the development.
- 6.24 Contamination - No adverse comments subject to appropriate conditions which would be secured accordingly

[OFFICER'S COMMENT: A condition will be secured to ensure a noise assessment report is submitted and approved by the Council. Conditions would be secured for air quality and contamination as well]

### ***Energy Efficiency and Sustainability***

- 6.25 The overall Carbon Dioxide emission reductions considered achievable for the development are approximately 35.4%. The proposed development would fall short of DM29 policy requirements by approximately 14.6% which equates to 23.87 tonnes/CO<sub>2</sub> x £1,800 = £42,966 offset payment to meet current policy requirements.
- 6.26 The Councils Planning Obligations SPD includes the mechanism for any shortfall in CO<sub>2</sub> to be met through cash in lieu contribution for sustainability projects. This policy is in accordance with Policy 5.2 (E) of the London Plan 2011 which states that '*carbon dioxide reduction targets should be met on-site. Where it is clearly demonstrated that the specific targets cannot be fully achieved on-site, any shortfall may be provided off-site or through cash in lieu*

*contribution to the relevant borough to be ring fenced to secure delivery of carbon dioxide savings elsewhere.'*

- 6.27 The Sustainability Statement states that the proposal meets the BREEAM Excellent and Code for Sustainable Homes level 4 would be achieved for the applicable areas.

#### **Affordable housing programme team**

- 6.28 The application is providing 29% affordable housing. This falls below our minimum requirement of 35% affordable housing by habitable rooms. However, this has been fully tested through a viability appraisal and the proposal level of affordable housing is a reasonable reflection of what is viable and deliverable onsite.
- 6.29 The tenure split within the affordable is 77:23 in favour of rented. This split fits broadly with the Council's target of 70:30, than the target set by the London Plan of 60:40.
- 6.30 Within the affordable rented units there is a 33% provision of one bed unit against our policy target of 30%, 33% of two bed units, against our policy target of 25%, 3% of three bed units against our policy target of 30% and a 31% of four beds against a policy target of 15%. Overall the Council policy requires 45% of family units; this scheme is providing 33%. In unit terms this represents 14 family sized housing of the 36 rented homes on balance this is deemed acceptable.
- 6.31 Within the intermediate tenure there is a 50% of one bed units against our policy target of 25%, 50% of two bed units against our policy target of 50%.
- 6.32 All units meet the minimum space standards set in the London Housing Design Guide. However 11 of the 36 rented flats would be single aspect which is 31% of the affordable rented provision as are 7 of 14 intermediate flats which is 50%. The Council's Affordable Housing Team initially had reservations concerning space standards however the applicant has revised the proposals to address this issue. A Registered Provider from the Council's Preferred Partner List has reviewed the current layouts and confirms that they would be keen to acquire these units.

#### **Transportation and Highways**

- 6.33 Car parking - The development should be subject to a s106 agreement prohibiting all occupiers of the new residential units from obtaining on-street parking permits issued by LBTH. The night time parking occupancy on nearby streets is above the 80% level regarded as 'stressed' by Highways. Parking occupancy on Wallwood Street is 95% and 91% of Burgess Street. The proposed Blue Badge car parking is acceptable. Highways recommend a condition is attached requiring this is retained throughout the lifetime of the development.
- 6.34 Cycle Parking - The residential cycle parking located in single store accessed from street only at the eastern end of the main residential block. This makes accessing cycle parking extremely inconvenient for occupants of units accessed from cores at the western end of said block. The plans should be revised to show a second cycle store to serve these residents located in more



convenient location. The school cycle parking is not supported. The applicant has provided cycle parking for only 1 in 20 pupils (MDD standard is 1 in 10). Highways agreed at pre-application discussions this would be acceptable subject to an area being safeguarded for additional cycle parking for up to 1 in 10 pupils - should demand require. This area should be shown on the relevant plans. The cycle parking for the mosque is acceptable. Trip generation - A comparison of the existing peak time trip generation should be provided for comparison for all uses on site. This should be tabulated.

- 6.35 Transportation School - There is a lack of information on the management of pupils and their parents/guardians and the start and end of the school day. Highway would expect a condition - either school travel plan or a management plan – to provide this but at application stage we need to have agreed principles for a plan for managing pupil arrivals and departures by all modes. This is especially important given the proximity of the expanding Stebon schools to this proposal. There is a possibility that school day start and finish times will need to coordinate with this development and Stebon. Reference is made in the Design & Access Statement to a draft Site Management Plan. This does not appear to be present in the submission. In addition, the draft school travel plan provided does not detail the arrangements at the start of the school day either.
- 6.36 Mosque - As with the school, a management plan for the mosque is required. The TA states that at peak times, up to 600 people will attend the mosque. Highways would expect to see a breakdown of trips, by mode, based on existing travel patterns and how mosque will manage the impact.
- 6.37 Servicing - The proposals for servicing the development are acceptable. Highways recommend that a condition requiring a Delivery & Service Plan is attached to any permission. Please attach the following condition to any permission: The development authorised by this permission shall not be occupied until the scheme of highway improvements necessary to serve this development have been completed in accordance with the Council's approval and have been certified in writing as complete by or on behalf of the Council (as local planning authority and highway authority) unless alternative arrangements have been approved in writing by the Council (as local planning authority and highway authority).
- 6.38 In addition please attach conditions requiring: • A Construction Management Plan approved prior to commencement of development • A separate residential, school and mosque Travel Plan approved prior to occupation of development

*[OFFICER'S COMMENT: Necessary conditions and informative would be secured accordingly.]*

### **Waste Management**

- 6.39 Transportation and Highways and the Council's Waste Management team confirm that the proposed waste collection strategy is acceptable in principle and have no objection.

## 7 LOCAL REPRESENTATION

7.17 A total of 578 neighbouring properties within the area shown on the map appended to this report were notified about the application and invited to comment. Site notices were displayed and the application was advertised in the local press.

No of individual responses: 71      Objecting: 68    Supporting: 3  
No of petitions received:      0

7.18 The applicant also held a public consultation exhibition prior to submission of the application.

### Support for the application

7.19 Two individual letters from local residents supported the scheme in particular the demolition of the housing blocks in favour of good quality replacement housing, bigger mosque and new school for the overall communal benefit of St Pauls Way.

7.20 In addition to the above, a letter was also received by the Chair of Governors of the St Pauls Way Trust School, who welcome the proposal for a new nursery and school. The letter states the following: *"The Trustees and Governors of St Paul's Way Trust School fully endorse the proposal for our 'Through School' two form entry primary school and nursery building. The teaching of our younger students will take place in the proposed new building which is of a high specification and which will provide additional community facilities for out of hours use. Governors and Trustees, together with the Executive Headteacher and other members of senior staff feel that by becoming a Through School St Paul's Way Trust is gaining an even greater understanding of the learning journey of our students"*.

### Objections to the application

7.21 68 letters of objection received from local residents raised the following issues

- Reduction in social housing;
- The proposal would greatly reduce daylight and sunlight to property at Thorn Apartments, Kirkby Apartments;
- Loss of light;
- Loss of views and sky;
- New intrusive eight storey block;
- Loss of Estate access road, view and privacy;
- Overshadowing;
- Insufficient number of disabled units;
- Overdevelopment of the Estate;
- Overcrowding;
- Change in gentrification would cause disharmony and increase anti-social behaviour;
- Mosque not big enough for the growing numbers of worshippers;
- Loss of open green space and children's play area;
- Increase in traffic;
- Insufficient and inadequate consultation from Poplar Harca with regards to the redevelopment of the Estate;

- 7.6 The issues raised in objection to the scheme would be fully addressed in the Design, Amenity, Housing sections of the Material Planning Considerations section of this report:

## **8 MATERIAL PLANNING CONSIDERATIONS**

- 8.17 The main planning issues raised by the application are as follows:

- Land use
- Design
- Housing
- Amenity
- Transport, access and servicing
- Environmental considerations
- Sustainability and Energy efficiency
- Health considerations
- Planning Obligations
- Equalities considerations

### **Land use**

- 8.18 The National Planning Policy Framework sets out the Government's land use planning and sustainable development objectives. The framework identifies a holistic approach to sustainable development as a core purpose of the planning system and requires the planning system to perform three distinct but interrelated roles: an economic role – contributing to the economy through ensuring sufficient supply of land and infrastructure; a social role – supporting local communities by providing a high quality built environment, adequate housing and local services; and an environmental role – protecting and enhancing the natural, built and historic environment. These economic, social and environmental goals should be sought jointly and simultaneously.
- 8.19 Paragraphs 7 and 9 of the NPPF highlight that the pursuit of sustainable development includes widening the choice of high quality homes, improving the conditions in which people live and take leisure, and replacing poor design with better design. Paragraph 7 also notes that there should be "*accessible local services that reflect the community's needs and support its health, social and cultural well-being.*" Furthermore, paragraph 17 states that it is a core planning principle to efficiently reuse land that has previously been developed and to drive and support sustainable economic development through meeting the housing needs of an area.

Paragraph 72 explains that the Government attaches great importance in the provision of schools and ensuring that a sufficient choice of school places is available to meet the needs of new and existing communities. The NPPF considered that Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and
- work with schools promoters to identify and resolve key planning issues

- 8.20 Paragraph 73 of the NPPF considered that in terms of loss of existing open space, sports and recreational buildings and land, should be resisted unless the land can be demonstrated to be surplus to requirement, or the proposed redevelopment is seeking to replace these uses by equivalent or better provision in terms of quantity and quality, within an appropriate location.
- 8.21 Policy 2.14 (and Map 2.5) of the London Plan (2011) identifies the application site as lying within an Area for Regeneration. The policy states that “within the areas for regeneration shown on Map 2.5, the Mayor will work with strategic and local partners to co-ordinate their sustained renewal by prioritising them for neighbourhood-based action and investment.” This proposal would seek to maximise both residential and non-residential development and densities whilst promoting a mix of uses.
- 8.22 On a local level, the site falls within an Area of Significant Change; a booklet titled “Transforming St. Paul’s Way” reflects the ambition of the Council to achieve this change in partnership with other stakeholders, to make St Paul’s Way a civic spine. The Adopted Core Strategy policy SP12 deals with delivering place making and in particular the area around Bow Common Lane has been identified to deliver successful place making. It seeks to “*establish Bow Common as a family focused residential neighbourhood set around the civic spine of St Paul’s Way*”. The priorities for this area include “*to bring communities together by focusing community, civic, commercial uses along St Paul’s Way.*”
- 8.23 As mentioned already, this proposal would consist of a number of land uses on site, most of which would be replacement of existing uses, such as the mosque (D1) together with a new educational use through the provision of a brand new two forms entry primary school. Educational uses are very much prevalent in the area given the many primary and secondary schools in the vicinity of the site. Furthermore, the new two forms entry would be an extension to the St. Paul’s Trust School. The rest of the land use section would look at each of these uses separately, beginning with the provision of residential units.

#### Principle of residential use

- 8.24 Delivering new housing is a key priority both locally and nationally. Policy 3.3 of the London Plan (2011) seeks to increase London’s supply of housing, requiring Boroughs to exceed housing targets. For new developments, this should offer a range of housing choices in terms of the mix of housing sizes and types plus provide better quality accommodation for Londoners.
- 8.25 Policy SP02 of the Core Strategy seeks to deliver 43,275 new homes from 2010 to 2025 in-line with the housing targets set out the London Plan. The Further Alterations to the London Plan (FALP) proposes a more ambitious target for the Borough of approximately 4,000 new homes per year.
- 8.26 The Core Strategy place-making policy SP12 pictures the Vision for Bow Common as that of a “*recognised and rediscovered residential neighbourhood set around a transformed civic spine and hub running along St Paul’s Way*”. It is noted that Linton and Printon Houses consist of a total of 54 residential flats altogether. Out of these 19 are private tenure and 35 are social rented tenure. This proposal would seek to provide a total of 109 dwellings which would

result in an uplift of 55 homes, of various tenures, sizes and types. The 109 units would consist of 12 affordable rented units, 14 intermediate/shared ownership and 83 market housing.

- 8.27 The residential units (97) fronting St Paul's Way would be arranged in a new eight storey building fronting St Paul's Way, from first to seventh floor. A further 12 units would be located at the rear of the site, facing Masjid Lane; these would be all affordable. The provision of the replacement and new residential units would be discussed in more details further in the report, under the housing section.
- 8.28 To conclude, given the predominantly residential character of the site's environs, the need for more housing in the area and the Borough in general, the principle of intensification of housing use on this brownfield site is supported in policy terms. The proposed development would deliver a total of 109 new residential dwellings (315 habitable rooms) on the site. It is considered that the site would provide a suitable environment for existing and future residents and that the proposed residential use is acceptable in principle in land use terms.

#### Community Uses

- 8.29 Housing growth should be accompanied by and underpinned by provision of social, recreational and cultural facilities and services to reflect the community's needs, promote social cohesion, increase the quality of life and support health, social and cultural wellbeing. In particular, paragraph 73 of the NPPF acknowledges the contribution that opportunities for sport and recreation can make to the health and wellbeing of communities. London Plan Policy 3.18, part E, sets out that, development proposals which maximise the extended or multiple use of educational facilities for community or recreational use should be encouraged. Accordingly, policies 3.16 and 3.19 of the London Plan support development proposals that increase or enhance the provision of sports and recreation facilities. There is a particular preference for multi-use public facilities.
- 8.30 The Managing Development Document policy DM8 requires protection of health, leisure, social and community facilities where they meet an identified local need and the buildings are suitable for their use. Paragraph 74 of the NPPF specifies that existing open space, sports and recreational buildings and land should not be built on unless the development is for alternative sports and recreational provision or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quality and quantity.

#### The new two form entry primary school and nursery

- 8.31 The new nursery and two form entry primary school would occupy the entire ground floor of the main 8 storey building along St Paul's Way, The school and nursery extend to the centre and south of the site to form a quadrangle with the provision of classrooms within single storey buildings to the east and west; a school hall and community building together with a ball court would be located further south; the central area would be landscaped as a playground/courtyard for the sole use of the school. The primary school would be a feeder school for the St Paul's Way Trust Secondary School which is

located to the east of the application site. The nursery school would accommodate 25 new entrants and the primary would consist of 420 pupils.

- 8.32 The NPPF, London Plan, and specifically Policy 3.18, strongly supports the provision of new schools, and the expansion of existing ones. This strategy accords with the national approach, as established by The National Planning Policy Framework, which sets out that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.
- 8.33 London Plan Policy 3.18, part A, sets out that the Mayor will support the provision of education facilities to meet the demands of a growing and changing population and to enable greater educational choice, particularly in parts of London with poor educational performance. Part D, sets out that proposals for schools should be given positive consideration, and should only be refused where there are demonstrable negative local impacts which substantially outweigh the desirability of establishing a new school, and which cannot be addressed through the appropriate use of planning conditions and obligations. Finally, London Plan Policy 3.18, part E, sets out that, development proposal which maximise the extended or multiple use of educational facilities for community or recreational use should be encouraged.
- 8.34 Policy DM18 in the Managing Development Document details the borough's approach to delivering school and early learning. It states that the Council will support the development or extension of schools or children's centres where:  
i) a site has been identified for this use or a need for this use has been demonstrated; ii) the design and layout take in to account the relevant guidance; iii) for existing schools, there is no net loss of school play space and; iv) the location of schools outside allocations ensure accessibility and an appropriate location within their catchments.
- 8.35 It is noted that this proposal has been developed in partnership between the borough, Poplar Harca and St Paul's Way Trust School. This is a windfall site outside of any site allocation provisions and the nursery together with the school are regarded as an innovative partnership to create capacity for additional school places much needed in the area and which builds on the partnerships involved in the St Paul's Way regeneration of recent years. The design of the school and its relationship to the existing and proposed residential development and the mosque has been carefully developed. It has also taken into account the community use of school facilities outside of school hours. There is an increasing need for additional primary school places in Tower Hamlets.
- 8.36 The redevelopment of the site to include a new educational use would not threaten the strategic objectives relating to the Bow Common vision. It would in fact strengthen this vision and the new school/nursery would contribute to deliver developments to support the civic spine of St Paul's Way. Furthermore, the proposed expansion of the school would contribute to the significant need for additional primary school places in Tower Hamlets. This need has been rising for some years and it is projected that there is a need for a further 20 forms of entry of primary places by 2023. This proposal would also contribute to meeting the borough's needs by allowing the successful St Paul's Way Trust School to expand and offer two forms entry of primary places as well as the existing 11-18 age range.

8.37 The proposal would include a high quality landscaped educational amenity space within a central courtyard, measuring 2732sqm. This would be for the sole use of the two forms primary school.

**8.38** In conclusion, it is considered that the proposed development is in accordance with Policy SP07 of the Core Strategy (2010), DM18 in the Managing Development Document (2013) and policy 3.18 of the London Plan (2011). These policies support the improvement and expansion of existing educational facilities in accessible locations and support the maximisation of sites in educational use through the co-location and clustering of community or recreational services.

#### The new Mosque

8.39 The application proposes the demolition of the existing single storey mosque on Masjid Lane located on the west side of the application site. A new replacement mosque is proposed to the east of the site, to a height of two storeys and over a floor space of 672sqm. This would almost double the capacity of the mosque. The London Plan classifies places of worship as social infrastructure. Policy 3.1 states that London requires additional and enhanced social infrastructure provision to meet the needs of its growing and diverse population. The policy also confirms that development proposals which provide high quality social infrastructure would be supported in light of local and strategic needs Assessments; that facilities should be accessible to all sections of the community (including disabled and older people) and be located within easy reach by walking, cycling and public transport. Finally, it goes on to say that wherever possible, the multiple users of premises should be encouraged.

8.40 Policy SP03 of the Core Strategy (2010) builds upon policy 3.1 of the London Plan (2011) and supports the provision of high quality social and community facilities. The MDD policy DM8 supports new community facilities in locations outside of town centres only where they are local in nature and where a local need can be demonstrated. The existing mosque is a well-established facility catering for a local need, and the loss of this important community facility is not considered to be justified in this case as it currently provides an important community facility and its loss would have an adverse impacts contrary to equalities objectives, and local plan policy DM8 requires protection of health, leisure, social and community facilities where they meet an identified local need. An enlarged facility as proposed is considered to be local in nature and will provide for the increase in the local population. Futhermore, an enlarged facility supports the creation of a civic spine in the St Paul's Way area

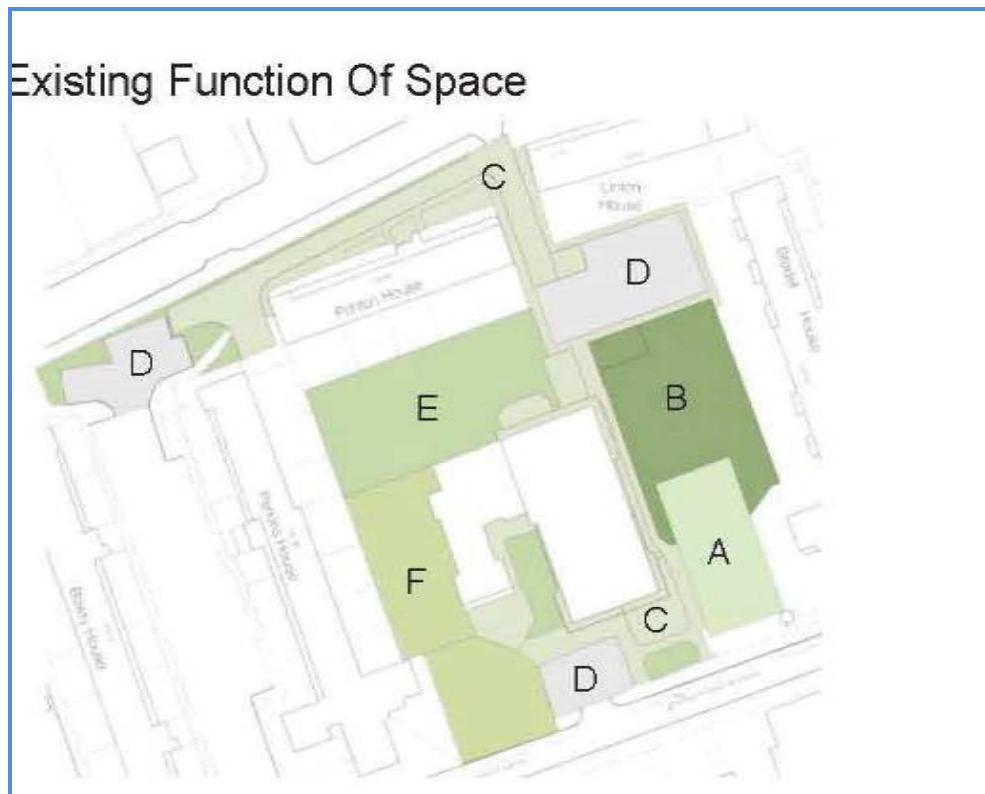
8.41 The new and bigger Mosque would provide an additional and enhanced social infrastructure provision to meet the needs of the existing community. The highly accessible location, with good access to public transport and provision of cycle storage facilities on site would assist with safe arrival of worshipers at this facility.

#### Loss of existing open space

8.42 The Core Strategy policy SP04 states that there should be no net loss of open space through new developments. Outdoor playground facilities such as the ball court are defined as open space for the purpose of the Managing Development policy DM10 and Core Strategy policy SP04. Policy DM10 in

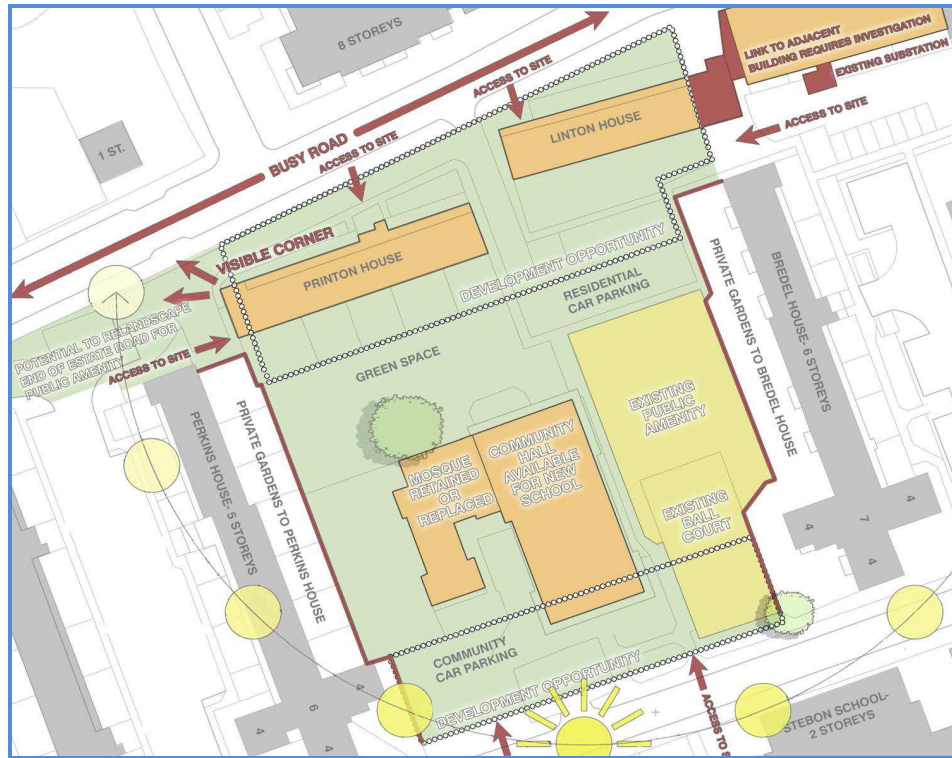
the Managing Development Document (2013) details the council's approach to delivering open spaces. It states that development on areas of open space will only be allowed in exceptional circumstances where it provides essential facilities to ensure the function, use and enjoyment of the open space; or as part of a wider development proposal, there is an increase of open space and a higher quality open space outcome is achieved.

- 8.43 The local plan defines open space Metropolitan Open Land; major and local parks as well as squares; playgrounds; ecological spaces; housing amenity land; outdoor sports facilities; allotments and burial grounds. It does not include private amenity space and areas of communal residential amenity space which is not publicly accessible.
- 8.44 The publically accessible areas within the site which fall within a category of open space as set out above are: the existing ball court (as shown in the diagram below as area A measuring 440sqm), the green lawn area (see area E below measuring 854sqm), and the child play area (shown as area B measuring 726sqm) providing a total of 2020sqm of existing open space.



- 8.45 The current arrangement of the site is made up of areas of soft and hard landscaping in a haphazard way, without clear demarcations of their usage. The site is quite green in places but as stated, it is not clearly laid out. There are some green spaces behind each block of flats together with a public amenity area near the existing ball court which is enclosed; furthermore, to the rear of the community building and mosque there are some more green spaces plus a section which is fenced off so as to serve these community uses only. In terms of usability the purposely built/laid out public amenity area near the ball court would be considered the most functional one. Please see plan below, for existing site layout.





- 8.46 The proposal would create a new MUGA and play area totalling 1004sqm which will be accessible to the public. However these child play facilities are provided to satisfy the policy requirement to provide child playspace on site and should not be double counted as open space despite the fact that is will be publicly accessible for the whole community.. The total loss of 2020sqm of open space arising from the proposed development is a direct consequence of the fact the central area of the proposed development will provide a high quality landscaped childrens playground for use by the proposed 2FE primary school in accordance with Building Bulletin (BB) 103 (which replaced BB 98 and 99) the school amenity space provided is 2732sqm.
- 8.47 Given the specific circumstances of this application, the loss of open space is considered acceptable, on balance due to the considerable community benefit arising from the new school (and associated playground), and the fact the existing open space is poor quality, and poorly defined reducing the amenity value of the existing provision. In terms of usable play facilities overall, when taken together with the MUGA and dedicated child play space, the total play space re-provision amounts to 1004sqm which is publicly accessible compared to the existing play facilities (ball court and play amenity area) which stands at 1,166sqm(Please see plan below, for proposed site layout compared to existing).



8.48 Whilst a reduction in the area of outdoor sport/play occurs, there would be an overall qualitative and quantitative improvement to this facility. In light of the provision of the new MUGA, the provision of school amenity space and the proximity of the site to Mile End Park, it is considered that, on balance, the proposal broadly accords with council's policies. In addition, the proposal would bring back the entire space (current hard and soft landscaping) into active use by providing a much enhanced, attractive and usable new open/play space and a dedicated play space for the school/nursery, which would be of benefit to both existing and new residents; it is therefore considered, that on balance, the delivery of a combination of new play space, new school amenity space and MUGA would constitute an enhanced play offer and would be acceptable in this instance

### Conclusion

8.49 In conclusion, officers are confident that the mixed use redevelopment of the site to provide new and replacement housing including affordable residential accommodation, the mosque, community hall, ball court, the new school and nursery would be highly desirable in land use terms as it would continue the physical, social and economic regeneration of the St Paul's Way area and would contribute to the vision of a civic hub. The proposal would benefit the residents of the borough as a whole, constitute a sustainable and efficient use of a brownfield site, and contribute significantly to meeting local housing need and aid creation of a healthy community in line with the broad objectives of planning policies at the national, regional and local levels.

## Design

8.50 The National Planning Policy Framework attaches great importance to the design of the built environment. In accordance with paragraph 58 of the NPPF, new developments should:

- function well and add to the overall quality of the area,
- establish a strong sense of place, creating attractive and comfortable places to live,
- respond to local character and history, and reflect the identity of local surroundings and materials,
- create safe and accessible environments, and
- be visually attractive as a result of good architecture and appropriate landscaping.

8.51 Chapter 7 of the London Plan places an emphasis on robust design in new development.

- Policy 7.1 seeks creation of distinct, liveable neighbourhoods and requires new buildings to interface with surrounding land, improve access to social and community infrastructure, local shops and public transport. The character, legibility, permeability and accessibility of neighbourhoods should be reinforced.
- Policy 7.2 seeks creation of an inclusive environment catering to the needs of all sections of the population, while policy 7.3 requires development to reduce the opportunities for criminal behaviour and to contribute to a sense of safety and security.
- Policy 7.4 requires development to respect local character - this should be achieved by a high quality design response informed by the surrounding historic environment and which has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass. Development should be human in scale, ensuring that buildings have a positive relationship with street level activity.
- Policy 7.5 the public realm should be secure, accessible, inclusive, and legible. Opportunities for greening should be maximised.
- Policy 7.6 specifies that in terms of assessing the architecture of a development as a whole the development should make a positive contribution to a coherent public realm, streetscape and wider townscape. It should incorporate the highest quality materials and design appropriate to the site's context.
- Policy 7.7 gives detailed guidance on design of tall and large buildings which should not have an adverse effect on the character of their surroundings, should relate well to the surrounding buildings, urban grain and public realm, and incorporate the highest standard of architecture and materials.

8.52 The Council's policy SP10 sets out the broad design requirements for new development to ensure that buildings, spaces and places are high-quality, sustainable, accessible, attractive, durable and well integrated with their surrounds. Further guidance is provided through policy DM24 of the Managing Development Document. Policy DM26 gives detailed guidance on tall buildings and specifies that building heights should be considered in accordance with the town centre hierarchy, and generally responds to

predominant local context. Policies SP09 and DM23 seek to deliver a high-quality public realm consisting of streets and spaces that are safe, attractive and integrated with buildings that respond to and overlook public spaces. The place making policy SP12 seeks to improve, enhance and develop a network of sustainable, connected and well-designed neighbourhoods across the borough through retaining and respecting features that contribute to each neighbourhood's heritage, character and local distinctiveness.

### Site layout

- 8.53 The proposal represents an innovative scheme to enable the delivery of a much needed two form entry school and a 25 space nursery which would form part of the nearby St Paul's Way Trust Secondary School. The general arrangement of the new scheme would vary considerably from the existing site and buildings layout. The aim of this proposal is to reinstate the existing edges and street frontages along St Paul's Way and Masjid Lane with urban forms of dwellings and active frontages which allow for natural surveillance helping to design out crime. Whilst permeability and connectivity is reduced within the site, this would still exist and would be enhanced as part of the estate regeneration works, on either sides of the site, to the east and west.
- 8.54 The new eight storey building along St Paul's Way would comprise of two conjoined blocks of flats with rear buildings lines roughly aligning with the existing buildings. The school would be provided at the base of the eight storey building at ground floor only, together with external landscaping, a surround single storey building on the east and west together with a school hall and an open-air multi-use games area, located to the south of the site. The school would be provided with its own private playground. The residential flats would be stacked above the school facility, and would be provided with amenity space in the form of balconies. A further 12 flats (including duplexes) would be provided to the south of the site fronting Masjid Lane. A mosque is proposed to the east adjacent to the block of 12 flats.
- 8.55 The building frontage along St Paul's Way would be varied and have active uses; from the west end of the site, the ground floor would comprise the nursery wing. A dedicated and landscaped children's play facility would be provided to the west adjacent the nursery. Four residential accesses are proposed at regular intervals along the building together with accesses to refuse and cycle stores. The school main administrative entrance would be centrally located here, on St Paul's Way. The entrance to the mosque would be at rear as would be the rest of the residential units (social housing tenure).
- 8.56 The shared ball court would be located at rear in between the mosque and alongside the new single storey building; an access would be created in between the block of flats and the mosque to form the main school entrance for children's arrival and departure. The access would also serve the mosque and the after-hours community facilities.
- 8.57 In summary, it is considered that the layout of the scheme would create a perimeter block arrangement, to enable active frontages along St Paul's Way and Masjid Lane whilst offering an internal cloistered arrangement to create sheltered play space for the school in the centre of the site. The layout would have good design merits and would respond well to the challenges of facilitating the school expansion at this urban site together with providing much needed housing and community facilities on site.

### Height, scale and massing

- 8.58 The building heights in the local area range from two to eight storeys, the tallest, Kirkby Apartments, being located along St Paul's Way. The height of the new buildings would be eight storeys facing St Paul's Way, and much lower towards Masjid Lane, at four storeys for the block of duplexes/flats, single storey (with roof lights) for the school wings and two storeys for the mosque building with a taller minaret. The main block on St Paul's Way would be six storeys to parapet level and then designed with a double storey setback; these upper two floors would be recessed from the facades on all four sides to create a visually lighter addition on top.
- 8.59 The scale and massing would reduce from north to south and would place a greater emphasis on the main St Paul's Way thoroughfare. The school would enjoy a relatively private environment with a good sense of enclosure. The ground floor of the main block would be primarily for the school and nursery uses interspersed with the residential core/entrances, bin stores and bins. The building would be positioned further forward but would enjoy a recessed entrance for the school. The rest of the building in the centre of the site would be the school wings, linked with the main school by covered walkways. The other school buildings would be stand alone and contain the main hall, studio and kitchen facilities, stores and office. Further south, the residential block and mosque are also stand alone, with a shared entrance space that would provide access to the school, school/community hall, mosque and ball court.
- 8.60 It is considered that the overall height and massing of the proposed development and stand-alone buildings have been sensitively designed and would relate well to the established prevailing building heights in the surrounding area. The reduction in height from north to south would afford a secluded school environment for future children. The mosque building and residential block would enjoy a separate entrance from Masjid Lane. The proposed ground floor school and residential upper would have street prominence along St Paul's Way which accords with the vision for this area, addresses the street and provide an active edge to stimulate street activity and overlooking, in line with policy SP12, Delivering Place making.
- 8.61 In summary, the design of the proposed development would be appropriate in terms of layout, height and scale and would relate well to the surrounding streets, the existing buildings, their layout and townscape. It is considered that the proposal would be sensitive to and would enhance the local character and setting of the development, in accordance with policy DM24 of the MDD 2013.

### Safety and security

- 8.62 The applicant has engaged with the Metropolitan Police while developing this scheme. The proposal on the whole has been developed in accordance with the principles of Secured by Design (SBD). The scheme would deliver significant benefits in terms of safety and security by providing active frontages around and to the rear of the site.
- 8.63 However, the Metropolitan Police have outlined their main concerns with this scheme, which concerns the shared recessed, entrance court yard, for the school, community basketball court and mosque. Further discussions have ensued and it has been noted that the applicant, whilst seeking to achieve the

Secured by Design accreditation, would however, not be able to change the layout of this courtyard area.

- 8.64 A gate was proposed at this location which has not been agreed by the applicant. A review to the approach of the entrance to the school and mosque off of Masjid Lane has taken place and the applicant would still prefer an option without a gate but with ASB patrol and CCTV instead. Further information on this option would be secured by condition.
- 8.65 Overall and to conclude officers are confident that this scheme would properly take into account secured by design requirements, improve safety and security in the location of the site and elsewhere and would not introduce undue risk of crime to future occupiers and users of the community facilities as a result of detailed design. With the benefit of further details that will follow with the submission and compliance with a Secured by Design accreditation condition, it is considered the scheme can ensure the safety and security of in line with the requirements of Policy DM 23 of the MDD.

#### Architectural appearance and Landscaping

- 8.66 The new buildings would draw on the design of surrounding buildings both in terms of their traditional and residential forms. Bricks would be the predominant material. The scheme proposes a palette of high quality materials with different tones of bricks, from darker bricks for the school at the base to lighter multi stock for the body of the main building and even lighter bricks for the recessed double storeys. Balconies would be in fritted glass, laser cut metal, opaque/coloured glass and metal railing. Examples of these are found in the borough; however, it is necessary to secure these materials and bricks by conditions.

#### The school and nursery buildings

- 8.67 The main building along St Paul's Way have a distinct ground floor uses (school and nursery) and residential over. This would be expressed in three parts; the base/ground floor would be in darker bricks; the main school entrance would be centrally located and set back with a large canopy, a picture window for the reception area and graphic signage to mark the presence of this two form entry primary school. The nursery building is located to the west of the site and would be expressed similar to the school.
- 8.68 The darker bricks would be used as a concept of a "garden wall" around the entire school site. Internally, this theme is repeated and in addition to this garden wall concept, the various elements of the school, the classrooms, the single storey wings, the hall block and ball court are all joined by a timber framed canopy with a frosted polycarbonate roof. This would run around the courtyard garden and have the dual functions of being visual link for the whole school and being a covered cloister throughout. The ground floor of the school block would be defined by large glazed openings onto the classrooms and main entrance. The teaching wings and hall block would be clad in vertical timber panels with timber framed windows and doors.

#### The residential block (St Paul's Way)

- 8.69 As with the school, the residential cores would also have street presence along St Paul's Way. The cores would break the line of the school base by

being in the lighter toned brick and this theme would run all the way from the top to street level. Each core would be labelled and would have smaller canopies, independent signage, integrated post boxes and large picture windows at ground level. Above, the building is expressed in a consistent vertical grid form with regular windows. These would be recessed. Brickwork would be varied to run in soldier courses between windows and along the parapet edge. The western elevation, above the nursery would benefit from large windows and framed inset balconies.

#### The residential block (south elevation)

- 8.70 This side of the proposed block would face the school playground. The south school side would be designed in very similar pattern and principles. The openings, windows and doors would be more generous and almost all balconies would face this way. These are a mixture of brick framed and inset together with protruding varieties where the building sits back in the recessed parts. All balconies would have fritted glass balustrades which would offer a degree of privacy for both the school users and the residential occupiers. All inset balconies would have coloured soffits and side walls to provide variety when viewed from the school playground. The top floor would use the setbacks as roof terrace. The two upper floors would be in much lighter brickwork and would be expressed as a series of brick arches.

#### The Masjid Lane residential block

- 8.71 This block is four storeys high and would present itself in much the same way as the St Paul's Way residential block, built in similar materials and balcony details. The building is accessed via a small pavement. The ground floor duplexes would have a small front garden. A separate entrance gives access to the upper floors units. There are five private yards for the duplexes at rear.
- 8.72 The massing of this block would replicate the upper floors of the main block and the shape of openings follows the same principles. Balconies face Masjid Lane and the upper units would be designed with roof terraces. This block, which would contain the social rented units, would be designed to be tenure blind, an approach which is welcome by officers.

#### The mosque

- 8.73 This proposal would include a two storey mosque building consisting of prayer room on the ground floor together with a lobby area, office, shower and ablution areas all accessed from the main entrance and lobby. A side staircase to the east would lead to the upper floor where the space is designed for prayer but could also be subdivided for classrooms; a kitchen, toilet facilities and stores are also located on this floor. The minaret would be located on the site to the east of the building. There is a side entrance just beyond the minaret leading to the prayer room or upstairs. The side of the mosque, facing the residential block would be designed with three tall double doors which would open on the shared access/entrance.
- 8.74 The mosque would consist of the main parts consisting of the main building, the minaret and the screen. The main part of the building would be expressed in a textured white render and articulated to form a frame around the screen. Along the Masjid Lane elevation, two tall windows would echo the modern arch of the minaret. The minaret itself is about three storeys tall and would be

the main focus of the mosque. This would also mark the most important and prominent part of the building. The minaret would be a concrete frame which would culminate in a modern arched form at the top. It would be clad in structural glass, etched with a “Kufic” script pattern.

- 8.75 The screen would be in white perforated metal in the pattern of the Mashrabiya. The screen would offer variety and create a softer play of light in the prayer halls, providing articulation, interest and texture to the façade. The whole finish would be in white. The screen would have a double function on ground floor level as security screen to the glazed doors and windows.
- 8.76 The ball court would be located to the north of the mosque. An arrangement would be made for the use of the ball court in agreed peak times only. The shared access would accommodate all pedestrian activities for the mosque, school and ball court as well as the school hall especially out of hours. This area would be landscaped to create a separation from the small residential block. Some cycle parking spaces for the mosque are also located here. The roof of the mosque would be in sustainable green roof material as would be all the other roofs, school wings, residential blocks and school hall.

#### Landscaping

- 8.77 The landscaping proposals have been well thought out and fully integrated within the scheme, and would be of high quality. This includes the new play area along St Paul’s Way to the west of the nursery, the school private courtyard, the shared entrance from Masjid Lane and the front urban spaces along Masjid Lane residential block. The ball court and school hall would be accessed outside school hours and secured by high fencing. The rear gardens to the rear of the school hall would be private for the duplexes. The proposal would include tree and shrub planting at front and by the mosque.
- 8.78 The school courtyard would be designed in line with the needs of school children. The proposal would introduce a more varied range of high quality play environments, specifically tailored to the various key age groups at the nursery and primary school. These include formal games areas as well as hard and soft landscaped areas for informal play and socialising. The soft landscaped spaces would also include science and nature garden or ‘habitat areas’ – which are intended to promote interactions with nature and to enhance the appreciation of the natural environment. The main communal play area would be laid out in hard and soft material together with play equipment.

#### Loss of trees

- 8.79 In terms of trees, the Council would seek to resist any loss on a development site. London Plan policy 7.21 on trees and woodlands seek to ensure that trees should be protected, maintained and enhanced. Existing trees of value should be retained. Policy DM24 seeks to ensure that features of positive value are protected within a development site. Paragraph 24.4 of that policy, elaborates on this policy and states that features of positive value can include those relating to the natural environment, such as biodiversity assets and the built environment. The planting and provision of new trees within a proposed landscaped plan is also highly supported. There are 26 trees on site currently. None of them are subject to a Tree Preservation Order (TPO). The remainder of onsite trees have a variety of defects and 3 trees being previous pollards.



- 8.80 One tree is of considerable amenity value and officers would seek its retention within the new scheme. This is the mature “Wingnut” tree located in the grounds of the former Burdett Centre. It is proposed that this tree is retained and protected during construction works. This would be secured by conditions.
- 8.81 A local resident was concerned about the loss of the two trees along St Pauls Way. Officers sought advice from the borough’s Tree Officer who undertook a Tree Canopy Assessment. This assessment compares the impact of removing the existing on site trees with the proposed new trees. By selecting 50-60 girth replacement specimens, it was concluded that there would be a net gain in canopy cover of and retention span would also be increased. This gain would be received at first planting and throughout the years. The applicant would replace all trees lost on site. This would also be secured by conditions.
- 8.82 To conclude, officers are satisfied that the mature “Wingnut” tree within the site would be retained and incorporated within the new school ground. The existing trees near the mosque would not be retained, but would be replaced by three new trees within the new square adjacent to the mosque. Overall, the tree canopy cover would be greater with the replacement trees than is currently the case on site. In other words, there are more trees as a result of the development than are currently on the site.

### Conclusion

- 8.83 Overall and in line with policies, officers consider the scheme to be of good quality in general architectural and urban design terms. The scheme would respond well to the challenges of facilitating the new school and nursery at this urban site and the proposed design of the development would be supported subject to necessary conditions to secure quality materials. The overall response to access and inclusion would also be broadly supported.
- 8.84 To conclude, the proposed development is acceptable in terms of design, scale and appearance. As such, the scheme is in line with policies 7.1 and 7.6 of the LP (2011), Policy SP10 of the adopted CS (2010), and policies DM24 and DM26 of the MDD (2013), which seek to ensure buildings are of a high quality design and suitably located. Furthermore, the scheme is considered to deliver high quality design, enhancing the street scene and local context and would accord with government guidance as set out in the NPPF, policies 7.8 and 7.9 of the Mayor’s LP (2011), Policy SP10 of the adopted CS (2010), and policies DM23 and DM24 of the MDD (2013), which seek to ensure an acceptable standard of design.

### **Housing**

- 8.85 The NPPF identifies as a core planning principle the need to encourage the effective use of land through the reuse of suitably located previously developed land and buildings. Section 6 of the NPPF states that “housing applications should be considered in the context of the presumption in favour of sustainable development” Local planning authorities should seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

- 8.86 Policy 3.4 of the London Plan seeks to optimise the density of development with consideration for local context and public transport capacity. The policy is supported by Table 3A.2 which links residential density to public transport accessibility and urban character. Policy SP02 of the Core Strategy while reiterating the above adds that density levels of housing should correspond to the Council's town centre hierarchy and that higher densities should be promoted in locations in or close to designated town centres.
- 8.87 The London Housing SPG notes the density matrix within the London Plan and Council's Core Strategy is a guide to development and is part of the intent to maximise the potential of sites, taking into account the local context, 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.
- 8.88 Policy SP02 of the Core Strategy (2010) seeks to ensure new housing developments optimise the use of land by corresponding the distribution and density levels of housing to public transport accessibility levels and the wider accessibility of that location.
- 8.89 The application site measures approximately 0.96 hectares with a site PTAL rating of 2. In areas of PTAL 2 (very low/poor) within an urban setting, the density matrix associated with policy 3.4 of the London Plan suggests a density of between 300-650 habitable rooms per hectare. This density range is provided by the sustainable residential quality density matrix that underpins Policy 3.4, Optimising Housing Potential of The London Plan (July 2011). The proposal, at 109 units, represents a density of 328 habitable rooms per hectare, which sits comfortably within the density matrix, albeit on the lower end of the scale. Generally, development should maximise the housing output while avoiding any of the adverse symptoms of overdevelopment.
- 8.90 In this instance, officers consider that the proposal would provide good quality affordable and private homes with an appropriate mix, including a good proportion of family sized units, in a high quality scheme that positively responds to local context and does not result in any symptoms of overdevelopment. Furthermore, the scheme would also offer a mixed used development which would provide local social infrastructure and fulfil the vision for St Paul's Way.
- 8.91 Considering all the non-residential benefits of the scheme, along with the presumption in favour of sustainable development in the NPPF, it is considered that the density can be supported. Furthermore, the development does not present any adverse symptoms of overdevelopment. As such, taking into account the context of the site, it is considered that the proposal would appropriately maximise the intensity of use on the site and is supported by national, regional and local planning policies, in particular London Plan policies 3.4 and 3.5 and the Adopted Core Strategy policy SPO2.

#### An overview of the housing provision

- 8.92 It is noted that this proposal forms part of the Burdett Estate regeneration project by Poplar Harca, who is the applicant. The proposal would consist of the total demolition of all buildings on site to make way for a mixed use development. In terms of housing, this would consist of the demolition of two

blocks containing 54 dwellings in total. The tables below would look at the existing and proposed units, assess the changes and give an understanding of the housing changes that are occurring within the estate. Further, the report would also look at the proposal in isolation (stand-alone residential development) and as a re-provision/uplift scheme.

8.93 The following table provides a breakdown on the housing to be demolished.

Existing units within Printon and Linton Houses (to be demolished)								
	Market Sale		Intermediate Housing		Affordable/Social Rent		Totals	
	Units	Hab Rooms	Units	Hab Rooms	Units	Hab Rooms	Units	Hab Rooms
Studio	1	1		0	7	7	8	8
one bed	4	8		0	12	24	16	32
two bed	4	12		0	14	42	18	54
three bed	3	12		0	0	0	3	12
four bed	7	35		0	2	10	9	45
<b>Totals</b>	<b>19</b>	<b>68</b>	<b>0</b>	<b>0</b>	<b>35</b>	<b>83</b>	<b>54</b>	<b>151</b>

From the above table, it is evident that the vast majority of housing to be demolished are one and two beds in the social rented tenure, although some units are now in private tenure following having been purchased for example under the 'Right to Buy' initiative.

8.94 This second table shows the proposed housing delivery for the scheme.

Proposed scheme								
	Market Sale		Intermediate Housing		Affordable/Social Rent		Totals	
	Units	Hab Rooms	Units	Hab Rooms	Units	Hab Rooms	Units	Hab Rooms
Studio	10	10	0	0	0	0	10	10
one bed	32	64	8	16	0	0	40	80
two bed	26	82	3	9	2	6	31	97
three bed	15	60	3	12	4	20	22	92
four bed	0	0		0	6	36	6	36
<b>Totals</b>	<b>83</b>	<b>216</b>	<b>14</b>	<b>37</b>	<b>12</b>	<b>62</b>	<b>109</b>	<b>315</b>

The figures show that the proposal consists of a high level of private units, with 14 shared ownership units and only 12 social housing. However, there is an increase in family housing and an overall increase in habitable rooms, from 151 to 315. More importantly, there is also an up-lift in the habitable rooms level for affordable housing, by 16 habitable rooms.

8.95 The final table shows the net change of housing for the Burdett Estate

Net Change plus/minus difference								
	Market Sale		Intermediate Housing		Affordable/Social Rent		Totals	
	Units	Hab Rooms	Units	Hab Rooms	Units	Hab Rooms	Units	Hab Rooms
bedsit	9	9	0	0	-7	-7	2	2
one bed	28	56	8	16	-12	-24	24	48
two bed	22	70	3	9	-12	-36	13	43
three bed	12	48	3	12	4	20	19	80
four bed	-7	-35	0	0	4	26	-3	-9
<b>Totals</b>	<b>64</b>	<b>148</b>	<b>14</b>	<b>37</b>	<b>-23</b>	<b>-21</b>	<b>55</b>	<b>164</b>

There is a very clear increase in market housing within this development with a considerable loss of family housing in the four bed tenure but an increase in three beds. There is also a reduction of units in the social rent sector but

these are within the smaller units' tenure. Importantly, the increase in family dwellings in the social/intermediate housing section is noted and welcome.

#### Affordable housing

- 8.96 In line with Section 6 of the National Planning Policy Framework, the London Plan has a number of policies which seek to guide the provision of affordable housing in London. Policy 3.8 seeks provision of a genuine choice of housing, including affordable family housing. Policy 3.9 seeks to encourage mixed and balanced communities with mixed tenures promoted across London and specifies that there should be no segregation of London's population by tenure. Policy 3.11 identifies that there is a strategic priority for affordable family housing and that boroughs should set their own overall targets for affordable housing provision over the plan period. Policy 3.13 states that the maximum reasonable amount of affordable housing should be secured.
- 8.97 The Council's Core Strategy (2010) requires, subject to viability, a minimum of 35% affordable housing provision on sites providing 10 or more dwellings. Policy DM3 of the MDD states that development should maximise the delivery of affordable housing on-site. Part 4 of the same policy states that habitable rooms would be used to calculate affordable housing provision, as a primary measure and this would be "*based on the total housing existing or permitted as part of a development, where a scheme proposes additional housing*". The proposed scheme, when looked at as a stand-alone proposal, would provide 31% affordable housing by habitable room, which is below the minimum 35% affordable housing required by policy (subject to viability). Over the proposed development achieves a tenure split within the affordable of 77:23 in favour of rented. This split fits broadly with the Council's target of 70:30, than the target set by the London Plan of 60:40.
- 8.98 A viability assessment was submitted with the application which has been independently tested by the Council's appointed consultants, BNP Parisbas. The independent testing has confirmed that 31% (by habitable room) based on the above tenure split is a reasonable reflection of maximum level of affordable housing that the scheme can deliver.
- 8.99 As a replacement proposal, the scheme yields a total of approximately 10% uplift in affordable housing by habitable room (additional of 16 habitable rooms). However, in terms of units, there is a net loss of affordable housing by 9 units. Out of the 54 units within the existing Printon and Linton Houses, there are 35 social rented units. The current proposal delivers 12 social rented and 14 intermediate units, a total of 26. However, it is noted that the affordable tenure would secure more family sized dwellings within the new scheme. The Council's Affordable Housing team has confirmed that the mix including the level of replacement of the existing affordable units is considered to be acceptable given the need for larger family housing within the social rented tenure.
- 8.100 This proposal as mentioned before is part of an estate regeneration project. Reference is therefore made to the MDD policy DM(6) which states the following:

*"Estate regeneration development that proposes a net loss of affordable housing will only be allowed in exceptional circumstances where:*

- a. development demonstrates that a limited loss of affordable housing is required to improve the tenure mix on site; or
- b. public open space or a non-residential use will benefit the overall estate regeneration scheme.”

Furthermore, its accompanying paragraph discusses the adopted approach further and states that:

*“3.10 Part (6) seeks to ensure a better overall outcome for development within estate regeneration schemes, which leads to the net loss of affordable housing. Specifically, it looks to secure mixed and sustainable communities and high-quality housing, public open space, community infrastructure and services. Within estate regeneration schemes, the level of affordable housing provided within a new development may be varied to facilitate the delivery of market housing where this is demonstrated to be necessary to cross-subsidise improvements to the quality of existing affordable housing.”*

- 8.101 In this instance, officers welcome this proposal which would deliver a significant level of non-residential community uses on this site. The scheme would consist of replacement uses and a completely new educational usage in the form of a two from entry primary school and a nursery. The mosque, ball court and community facility would be replaced. Furthermore, the applicant has also made provision to secure high quality public open space on a nearby site, which is being assessed under a separate planning application, namely PA/14/03243.
- 8.102 However, and taking all the above into account, and whilst it is noted that the development is likely to be implemented swiftly, and completed in a single construction phase, officers believe that it would be encouraging and beneficial to include a financial review mechanism as part of the section 106 legal agreement.. Such a mechanism should also be designed so as to ensure that an appropriate proportion of any financial surplus generated (for example through an uplift in private sale values) would be awarded to the Council, and ring-fenced for the delivery of affordable housing units.
- 8.103 Therefore, it is considered that this scheme would deliver a development that would vastly improve the estate and would provide a mixed and sustainable community. Taking all of the above into account, on balance, the provision of 31% affordable housing by habitable room is considered acceptable and accords with policy. This conclusion is informed by the final tenure and mix of affordable housing units provided which is addressed in detail below. It should be noted that the scheme would deliver much needed affordable family housing units at social rent levels with 6 x 4 bedroom units and 4 x 3 bedroom units.

#### Dwelling mix

- 8.104 In line with section 6 of the National Planning Policy Framework and London Plan policy 3.8, the Council’s Core Strategy policy SP02 and policy DM3 of the Managing Development Document require development to provide a mix of unit sizes in accordance with the most up-to-date housing needs assessment. The relevant targets and the breakdown of the proposed accommodation are shown in the table below.

Unit size	Total Units	Social Rented			Intermediate (shared ownership)			Private Sale		
		Units	% on offer	LBTH Target	Units	% on offer	LBTH Target	Units	% on offer	LBTH Target
<b>Studio</b>	10	0	0	0	0	0	0	10	12	0
<b>1 bed</b>	40	0	0	30%	8	57.2	25%	32	38.6	50%
<b>2 bed</b>	31	2	16.7	25%	3	21.4	50%	26	31.3	30%
<b>3 bed</b>	22	4	33.3	30%	3	21.4	25%	15	18.1	20%
<b>4 bed</b>	6	6	50.0	15%	0	0		0	0	
<b>Total</b>	109	12	100			14	100		83	

8.105 Within the shared ownership tenure, the housing mix would be 17% two-bed, 33% three-bed and 50% four-bed. This mix makes no provision for one bed units, an under provision of 2 beds and importantly, an above target provision of 3 and 4 bed units, in particular large 4 beds. Officers consider that this mix is acceptable in this instance, as it helps to maximise the delivery of larger family sized social rented units, for which there is an identified need in the Borough. Also, it is noted that the family sized units within the social rented tenure are provided with separate kitchens which officers are satisfied that this provision has been feasibly maximised.

8.106 Within the intermediate tenure, the mix would be 57% one-bed, which represents an above target provision of one bed (doubled the requirement); this is welcome given the lack of one bed in the social rented tenure. 21% each for two and three bed units are being offered, which is almost in line with policy requirement for three beds but very much below, for two beds. In view of the scheme's provision of a high number of family sized units within the social rented tenure and the high residential quality of the intermediate units, officers consider that the departure from the Council's preferred tenure is justified in this instance. On balance, it is not considered that departure from the Council's preferred tenure mix is serious enough to warrant a refusal of the application especially in view of the schemes overall material planning benefits.

8.107 Within the market sector, the scheme provides 12 studios against a zero policy target and 39% of one bedroom units against a 50% policy target. Combined this would yield the 50% provision as required by policy. There is a slight over provision of 2 bedroom units. For larger family sized units the market provision is broadly in line with Council's target, providing 18% as 3 bedroom units against the 20% target for larger family sized units as set out in LBTH policy.

8.108 In the context of the overall financial viability, the share of social rented and intermediate housing, the mix of rented tenures and the emphasis on a large proportion of the social rented units to be larger family sized units, all delivered at social rent, the mix of unit sizes is considered acceptable mix and consistent with Policy 3.8 of the London Plan (2011), Policy SP02 and Policy DM3 (part 7) of the Local Plan which seeks to ensure developments provide an appropriate housing mix to meet the needs of the Borough.

Wheelchair accessible housing and lifetime homes

8.109 Policy 3.8 of the London Plan and Policy SP02 of the Core Strategy require that all new housing is built to Lifetime Homes Standards and that 10% is

designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. Information has been submitted to demonstrate that the proposed units would meet lifetime homes standards.

- 8.110 With reference to wheelchair accessible housing, the application proposes the delivery of 11 wheelchair units/13% by habitable room, as follows: six (6) two bed and five (5) three bed units; out of these 11 units, six would be in the intermediate tenure, four private and one in the affordable tenure.
- 8.111 Therefore, the overall provision for wheelchair accessible accommodation across all tenures would be 11 units which equates to slightly over 10% across all tenures or 13% by habitable room. This provision would meet London Plan and Tower Hamlets Local Plan policies.

#### Standard of residential accommodation

- 8.112 London Plan policy 3.5, policy SP02 of the Core Strategy and policy DM4 of the Managing Development Document seek to ensure that all new housing is appropriately sized, of high-quality and well-designed. Specific standards are provided by the Mayor of London's Housing SPG to ensure that the new units would be "fit for purpose in the long term, comfortable, safe, accessible, environmentally sustainable and spacious enough to accommodate the needs of occupants throughout their lifetime." The SPG also requires consideration to be given to the number of single aspect units and the design, environmental and comfort benefits of housing with more than one aspect.
- 8.113 All units within the scheme would meet the minimum unit size and room size standards set out in the London Housing SPG, in particular the proposed family sized units in the affordable tenure would in some cases be more spacious.
- 8.114 The submitted drawings and details of the units show that the overall standard of accommodation is high with all units meeting or exceeding the Council's minimum space standards for dwellings. In addition, the proposed room sizes and layouts accord with the standards set out in the Mayor of London's Housing SPG (2012). As such, it is considered that the proposed residential dwellings include adequate internal space and generous external amenity space, so as to provide an appropriate living environment for future residents, in accordance with the requirements of Policy 3.5 of the London Plan (2013) and Policy DM4(1) of the Council's adopted Managing Development Document (2013).

#### Outdoor open space and child play space

- 8.115 London Plan policy 3.5, policy SP02 of the Core Strategy and policy DM4 of the Managing Development Document require adequate provision of private and communal amenity space for all new homes.

#### Private amenity space

- 8.116 The private amenity space standard is set at a minimum of 5sqm for 1-2 person dwellings with an extra 1sqm for each additional occupant. All 109 dwellings would have adequately sized balconies/terraces and urban gardens, all meeting or exceeding the minimum standard. The proposal's private amenity space required by policy is 317sqm. In total, the scheme

would provide approximately 1432sqm, representing an over-provision of 1115sqm.

- 8.117 For all developments of 10 units or more, 50sqm of communal amenity space plus 1sqm for every additional unit should be provided. This would equate to a requirement of 95sqm. It is noted that this proposal would not be providing any dedicated communal amenity space. Given the school amenity space and child play space being provided and the considerable overprovision of private amenity, it is considered that this would help towards mitigating the shortfall of communal space. It is also noted that the site is within walking distance of Mile End Park.,

#### Child play space

- 8.118 In addition to the private and communal amenity space requirements, policy 3.6 of the London Plan, policy SP02 of the Core Strategy and policy DM4 of the Managing Development Document (2013) require provision of dedicated play space within new residential developments. Policy DM4 specifically advises that applicants apply LBTH child yields and the guidance set out in the Mayor of London's SPG 'Shaping Neighbourhoods: Play and Informal Recreation' which sets a benchmark of 10sqm of useable child play space per child. Play space for younger children should be provided on-site, with older children being able to reasonably use spaces off-site, within a short walking distance.
- 8.119 Policy 3.6 'Children and Young people's play and informal recreation facilities' of the London Plan specifically identifies the requirement for the provision of play and informal recreation within London as well as the need for London boroughs to undertake audits of existing play and informal recreation and assessment of needs in their areas. All children and young people should have access to places for play within reasonable and safe walking distance of new residential developments.
- 8.120 The London Plan also advises that in areas of deficiency, there will be a requirement for new provision to be made to meet the benchmark standards for accessibility to play provision. The local context needs to be considered in establishing how deficiencies are identified and states that existing places for play and areas of deficiency should be identified for the three age bands in the play strategy within the identified walking distances.
- 8.121 The GLA's 'Play and Informal Recreation SPG' confirms the benchmark standards are recommended in respect of different age bands in determining whether there is accessibility to existing play provision to serve the needs of the existing population and new residents in the area. Table 4.4 sets out 'Accessibility to Play Space' and confirms that the maximum walking distance from residential units for play space for under 5s is 100m, for 5-11 year olds 400m and for 12+ 800m.
- 8.122 Using the LBTH Child yield calculations, the development is anticipated to yield 39 children. (11 under 5's, 15 between 5-11 years and 12 12+ years). Accordingly a total of 390sqm of child play space should be provided to meet London Plan policies. With specific reference to 0-5 year olds, the overall provision onsite should be 110sqm. The proposal makes provision for approximately 1004sqm of play space across all ages, in the form of the play area on St Paul's Way and the ball court in Masjid Lane.



- 8.123 Overall, it is considered that the proposal would provide a good play environment. The proposal would consider the needs of children of all ages and play amenity space is also considered for the new school as well. As such, the proposal would meet the requirements of Policy 3.6 of the London Plan (2011), Policy SP02 of the adopted Core Strategy (2010) and Policy DM4 of the Managing Development Document (2013) which seek to ensure that new developments make sufficient provision for children's play space.

### **Amenity**

- 8.124 In line with the principles of the National Planning Policy Framework, the Council's policies SP10 of the Core Strategy and DM25 of the Managing Development Document aim to safeguard and where possible improve the amenity of existing and future residents and building occupants, as well as to protect the amenity of the surrounding public realm with regard to noise and light pollution, daylight and sunlight, outlook, overlooking, privacy and sense of enclosure.

#### Sense of Enclosure / Outlook and Loss of Privacy

- 8.125 Policy DM25 of the Managing Development Document requires new developments to be designed to ensure that there is sufficient privacy and that they do not enable an unreasonable level of overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The policy specifies that in most instances, a distance of approximately 18 metres between windows of habitable rooms would reduce inter-visibility to a degree acceptable to most people.
- 8.126 There are residential properties to the north, east and west of the site. To the south of Masjid Lane is Stebon School. It is noted that the application site was already built up and contained buildings of various sizes and heights. St Paul's Way is approximately 20m wide and the separation distance between the existing and proposed buildings is considered acceptable in that location. On the east is Bredel House and Perkins is on the west. It is noted that the separation distance is considerably less for both houses; however, in this location, the proposal would consist of the single storey school wings. The rear gardens of Perkins House would abut the new school wings.
- 8.127 The southern part of Perkins House would abut the side elevation of the new residential block. There are no windows proposed on this elevation and balconies are placed slightly forward with a high parapet to avoid any direct overlooking. Bredel House on the other hand is closest to the application site and in particular the mosque building. At its closest the separation distance is 6m and 14m at its furthest from the mosque but the detailed design of the mosque can be conditioned to ensure overlooking is mitigated. Careful consideration was given to the height of the mosque in view of this proximity and it is considered that at two storeys the mosque building would not cause a sense of enclosure to the nearby residents.
- 8.128 Whilst in some instance these figures fall short of the ideal separation distance of 18m, it is considered to be acceptable on balance given the

central urban character of the site where high density development is deemed to be appropriate. Officers are of the opinion that this proposal would not lead to significant impact in terms of overlooking and loss of privacy to existing buildings around the site.

#### Daylight and sunlight

- 8.129 Policy SP10 of the Core Strategy and policy DM25 of the MDD seek to protect amenity, by ensuring development does not result in an unacceptable material deterioration of the sunlight and daylight conditions of surrounding development. Policy DM25 also seeks to ensure adequate levels of light for new residential development.
- 8.130 The objective of the Council's Policy DM4 is to ensure that new development does not adversely affect the amenity of existing neighbouring occupiers as a result of the loss of Daylight and Sunlight caused by a proposed development. Whilst it is perfectly reasonable for a degree of flexibility to be applied to reflect specific site conditions and the urban nature of this part of the Borough, the key issue remains whether the proposed development will result in a material loss of the amenity enjoyed by neighbouring residents.
- 8.131 The day lighting conditions at neighbouring properties are normally calculated by two main methods, namely the Vertical Sky Component (VSC) and No Sky Line (NSL). Building Research Establishment (BRE) guidance in relation to VSC requires an assessment of the amount of daylight striking the face of a window. The VSC should be at least 27%, or should be reduced to no less than 0.8 times their former value, in order to ensure that sufficient light is still reaching windows. These figures should be read in conjunction with other factors, including NSL, which takes into account the distribution of daylight within the room and figures should not exhibit a reduction beyond 20% of their former value.
- 8.132 The day lighting conditions within new homes are normally assessed in terms of the Average Daylight Factor (ADF). British Standard 8206 recommends the following minimum ADF values for new residential dwellings, 2% for kitchens; 1.5% for living rooms and 1% for bedrooms.
- 8.133 Sunlight is assessed through the calculation known as the Annual Probable Sunlight Hours (APSH), which considers the amount of sunlight available during the summer and winter for each window facing within 90 degrees of due south (i.e. windows that receive direct sunlight). The amount of sunlight that a window receives should not be less than 5% of the APSH during the winter months of 21 September to 21 March, so as to ensure that such windows are reasonably sunlit. In addition, any reduction in APSH beyond 20% of its former value would be noticeable to occupants and would constitute a material reduction in sunlight.
- 8.134 Objections have been received from neighbouring residents on the grounds that the proposal would result in a significant deterioration in the day lighting and sun lighting conditions of habitable rooms within their properties. The application is accompanied by a Sunlight & Daylight Assessment, prepared by Waldrams Ltd, dated September 2014. This report was independently assessed and evaluated by BRE on behalf of the Council and details of the assessment and officers' recommendations are provided below.

- 8.135 The buildings analysed for loss of daylight and sunlight are Bredel House, Perkins House, Kirkby Apartments, Thorn Apartments and the retained part of Linton House. Two schools could also be affected by the new scheme, namely Stebon and St Luke. As non-residential buildings but with a reasonable expectation of daylight, their inclusion was considered useful.
- 8.136 It is noted that the retained part of Linton House would achieve the BRE guidelines for daylight, annual probable sunlight hours and winter sunlight hours. Overall impact on Bredel House and Perkins House has been considered minor to moderate adverse. Overall impact for Kirkby and Thorn Apartments on the other hand has been considered major adverse however the existing conditions experienced are likely to be poor due to the existing louvres to the facing elevation of these blocks. Impact to the two schools has been assessed as being minor adverse. It is also noted that sunlight to outdoor amenity spaces would achieve the recommended level in the BRE guidance.

#### Bredel House

- 8.137 Bredel House lies to the east of the application site. As noted above, the overall impact on this building has been assessed as being moderate adverse. However, the impact on most of the windows would comply with the guidelines of the BRE report. Some of the windows on lower floors would experience greater losses of daylight. It is also noted that balconies in some cases, would prevent light from reaching windows, thus making the windows dependent upon light across the site. It is also noted that two windows on the ground floor would lose more than half of the daylight currently received.
- 8.138 The independent assessment also concludes that all the windows in this block would retain the amount of annual probable sunlight hours recommended in the BRE report. In terms of winter sunlight, out of 84 windows tested, two windows would not retain the recommended sunlight hours.

#### Perkins House

- 8.139 Perkins House lies west of the application site and results from the independent assessment show similar results to that of Bredel House. Removal of balconies in this instance would allow for an increased number of failed windows to achieve the BRE guidelines indicating that balconies would prevent light into the flats. In terms of annual probable sunlight and winter sunlight hours, as most of the windows in Perkins House face north, those which have a reasonable expectation of sunlight would still achieve the BRE guidelines for both.

#### Kirkby Apartments

- 8.140 Kirkby Apartments lie north of the application site along St Paul's Way. The daylight distribution to this building has been assessed as being major adverse..
- 8.141 Out of 54 windows tested, 21 windows would lose annual probable sunlight and 18 would lose winter sunlight in their living rooms. The applicant responded to BRE's findings and stated that "*The existing Kirkby and Thorn apartments have louvres over the windows and balconies, as shown on the photo below, which provide a very low level of existing daylight and sunlight.*"

*Although the daylight and sunlight has been analysed with these louvres omitted, if these louvres were removed from the facades of Kirkby and Thorn Apartments then the increase in daylight would likely be greater than the loss caused by the proposal”.*



### Thorn Apartments

- 8.142 Thorn Apartments also lie to the north of the application site and would also experience a substantial adverse impact as a result of this proposal, in view of the independent assessor. Similar findings have been made in terms of the balconies and their impacts on light penetration in the flats. The mirror image methodology has again been proven incorrect by the Council's assessor.
- 8.143 The windows at Thorn Apartments would achieve the BRE guideline for annual probable sunlight hours; however, they do not in all cases achieve the winter sunlight hours. Out of 58 windows tested, 18 would be suffering from a less than 0.6 ration of winter sunlight.
- 8.144 Furthermore, it should be accepted that the general pattern of development in the area is higher and denser than used for setting the targets in the BRE Guidelines and it is therefore appropriate to apply a greater degree of flexibility. The height and “massing” of the proposed development does not however, mirror the height and massing on the opposite and this method should not have been adopted by the applicant.
- 8.145 The results of the Daylight and Sunlight independent assessment and the applicant's own report do clearly demonstrate that the impact on some of the habitable rooms would be materially affected. And it is acknowledged that the flats within Kirkby and Thorn Apartments would be left with poor levels of Daylight and Sunlight with the consequence that those occupants would need to rely on supplementary artificial lighting for large parts of the day..
- 8.146 Officers acknowledge that the impact on the most affected residential blocks/units would be clearly noticeable to their occupants. However, on

balance, given the range of community and educational benefits that would be brought forward by the scheme, including the delivery new homes, affordable housing, a much needed two form entry primary school and a 25 space nursery together with a S106 package, officers do not consider that these impacts are so significant so as to warrant a reason for refusal in this instance. The benefits being brought forward by this scheme would clearly outweigh those impacts given the character, nature and vision for this area.

#### Daylight and Sunlight levels provision to new dwellings

- 8.147 The applicant's report states that internally 91% of habitable rooms within the proposal would meet the BRE guidelines for ADF, with all other rooms achieving levels of daylight distribution of around 80% or more, indicating that all rooms within the proposal would be well lit during the day. In terms of sunlight, 67 out of 95 main living rooms contain at least one window which meets the BRE guidelines.
- 8.148 The independent assessor concludes that all of the bedrooms achieve the recommended minimum value for ADF in BS 8206 Part 2, 1.0%.
- 8.149 Whilst daylight and sunlight provision to the residential properties in the development is good in parts of the building, it is acknowledged that in other parts this is poor, especially in the case of some of the living rooms. These apply to the units which are set back and obstructed by balconies above them. It is noted that in these cases, the design of the proposed building result in poor day lighting conditions to some rooms in obstructed areas. The design seems to be responsible for the low ADF in parts of the new building.
- 8.150 It is also acknowledged that balconies would be responsible for the poor distribution of sunlight and daylight in some of the flats. Block D would seem to be most affected being in the corner of the block. Many kitchen and living rooms do not achieve the recommended value for annual probable sunlight hours. However, they are also not so far below the recommended values. Whilst all the units would be designed with private amenity space, which are in accordance to policies, it is noted that a balance has to be struck with the impact on daylight/sunlight on these units.
- 8.151 To conclude, it is accepted that some of the new flats would not enjoy a high degree of daylight and sunlight; however, taking in to account the urban setting, it is considered that on balance the proposal provides acceptable residential space standards and layout together with private amenity space which is a prerequisite for good housing standards.
- 8.152 The applicant's Daylight and Sunlight report has been independently assessed to determine the impacts the proposal had on surrounding developments and the development itself.

#### Impact on neighbouring properties

- 8.153 The independent assessment does not completely agree with applicant's interpretation of daylight and sunlight results and believes that the scheme will have a more material adverse impact on neighbouring properties than the report suggests.

- 8.154 The buildings analysed for loss of daylight and sunlight are Bredel House, Perkins House, Kirkby Apartments, Thorn Apartments and the retained part of Linton House. Two schools could also be affected by the new scheme, namely Stebon and St Luke. As non-residential buildings but with a reasonable expectation of daylight, their inclusion was considered useful.
- 8.155 It is noted that the retained part of Linton House would achieve the BRE guidelines for daylight, annual probable sunlight hours and winter sunlight hours. Overall impact on Bredel House and Perkins House has been considered minor to moderate adverse. Overall impact for Kirkby and Thorn Apartments on the other hand has been considered major adverse. Impact to the two schools has been assessed as being minor adverse. It is also noted that sunlight to outdoor amenity spaces would achieve the recommended level in the BRE guidance.

#### Internal daylight and sunlight within the proposed development

- 8.156 The independent assessor concludes that all of the bedrooms achieve the recommended minimum value for ADF in BS 8206 Part 2, 1.0%.
- 8.157 Whilst daylight and sunlight provision to the residential properties in the development is good in parts of the building, it is acknowledged that in other parts this is poor, especially in the case of some of the living rooms. These apply to the units which are set back and obstructed by balconies above them. It is noted that in these cases, the design of the proposed building result in poor day lighting conditions to some rooms in obstructed areas. The design seems to be responsible for the low ADF in parts of the new building.
- 8.158 It is also acknowledged that balconies would be responsible for the poor distribution of sunlight and daylight in some of the flats. Block D would seem to be most affected being in the corner of the block. Many kitchen and living rooms do not achieve the recommended value for annual probable sunlight hours. However, they are also not so far below the recommended values. Whilst all the units would be designed with private amenity space, which are in accordance to policies, it is noted that a balance has to be struck with the impact on daylight/sunlight on these units.

#### **Transport, Access and Highways**

- 8.159 The National Planning Policy Framework emphasizes the role transport policies have to play in achieving sustainable development and stipulates that people should have real choice in how they travel. Developments should be located and designed to give priority to pedestrian and cycle movements, have access to high quality public transport facilities, create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians and consider the needs of people with disabilities.
- 8.160 London Plan policies 6.1 and 6.3 seek to shape the pattern of development by influencing the location, scale, density, design and mix of land uses such that it helps to reduce the need to travel by making it safer and easier for people to access jobs, shops, leisure facilities and services by public transport, walking and cycling. The Core Strategy policies SP08 and SP09 together with policy DM20 of the MDD seek to deliver an accessible, efficient and sustainable transport network, ensuring new development has no

adverse impact on safety and road network capacity, requires the assessment of traffic generation impacts and also seeks to prioritise and encourage improvements to the pedestrian environment.

- 8.161 Policy DM20 of the Council's Managing Development Document reinforces the need to demonstrate that developments would be properly integrated with the transport network and would have no unacceptable impacts on the capacity and safety of that network. It highlights the need to minimise car travel and prioritise movement by walking, cycling and public transport. The policy requires development proposals to be supported by transport assessments and a travel plan.
- 8.162 The site has a fairly good accessibility to public transport even though the PTAL is only 2/3 (in the range 1 to 6 where 1 is low and 6 is excellent). The site is approximately 200m away from Burdett Road, which is served by a number of bus routes; Mile End Road and the Underground Station are just less than 1km away by foot, but are easily accessible by public transport. The nearest DLR station is in Devons Road about 800m to the east.
- 8.163 In accordance with policy DM20 of the MDD, the application has been accompanied by a Transport Statement and draft Travel Plan Report, which has been reviewed by the Council's Highways Department. The report has looked at the uplift of 55 units only, for the residential element of this scheme and concludes that trip generation would be low and the impact on public transport would be generally positive and would not cause any capacity issues on buses or rail services. Furthermore, as the proposed development would be car free, there would be no impact on the highway network other than service related trips.

Additional trip generation as a result of the new school, nursery and larger mosque

- 8.164 It is considered that the two forms entry primary school and nursery would serve local needs and would therefore have very similar patterns of travel to the existing Stebon School to the south. It is noted that the new school would be accessed via Masjid Lane where the entrance to Stebon School is also located. Officers consider that additional pressure would be placed on this estate road as a result of this development.
- 8.165 The Highways officer has stated that there is a lack of information on the management of pupils and their parents/guardians and the start and end of the school day. Highway would expect a condition - either school travel plan or a management plan. This is especially important given the proximity of the expanding Stebon schools to this proposal. There is a possibility that school day start and finish times will need to coordinate with this development and Stebon Primary School. A travel plan would be required prior to the school being operational. This would be secured by way of condition. The nursery would be accessed via St Paul's Way where there are no conflicting uses and the public highway is wider than the estate road. Therefore, it is considered that this part of St Paul's Way would be not adversely affected.
- 8.166 The mosque is an existing use in the local area; however, the capacity would be increased due to the increased size of the mosque. As with the school, a management plan for the mosque is required. The submitted Transport Assessment states that at peak times, up to 600 people will attend the

mosque. Highways would expect to see a breakdown of trips, by mode, based on existing travel patterns and how mosque will manage the impact. It is useful to consider Friday prayers as being a time when there would be maximum capacity at the mosque. However, as this is an existing use and residents are local, there would not be too much demand on parking.

- 8.167 In general, it is considered that the redevelopment of the site including the new school is significant and subject to conditions would not cause an adverse impact on the borough's highways. As the development would be car free, any impact may well be on the footway, cycleway and public transport. In line with the recommendation of the Council's Highways Officer, the Draft Travel Plan submitted with the application would be secured through a condition. Subject to other highways conditions, the LBTH Transportation and Highways team raises no objections to the proposed development.

#### Car parking

- 8.168 Policy DM22 sets out the Council's parking standards in new developments. The application site falls mainly within PTAL 2. In respect of the uplift new homes (55), no car parking would be provided and the development would be car free, apart from those transferring within the borough from another affordable home or those who are Blue Badge holders. It is proposed to deliver 6 on street car parking spaces for disabled motorists on Masjid Lane (which is not adopted public highway) which will be secured by conditions.
- 8.169 The development should be subject to a s106 agreement prohibiting all occupiers of the new residential units from obtaining on-street parking permits issued by LBTH. The night time parking occupancy on nearby streets is above the 80% level regarded as 'stressed' by Highways. Parking occupancy on Wallwood Street is 95% and 91% of Burgess Street. The proposed Blue Badge car parking is acceptable. Highways have recommended a condition is attached requiring this is retained throughout the lifetime of the development.

#### Cycle parking

- 8.170 The London Plan policy 6.9 and policy DM22 of the Managing Development Document set minimum cycle parking standards for residential development. In accordance with these standards, the application proposes 183 secure covered spaces for this development consisting of 137 spaces for residents, 26 for the nursery and primary school and 20 for the mosque. In terms of policy requirements, the proposal should provide 71 cycle spaces; therefore there is an over provision of 112 spaces which is welcome.
- 8.171 The Highways officer has commented that the residential cycle parking located in single store accessed from street only at the eastern end of the main residential block. The school cycle parking is not supported. The applicant has provided cycle parking for only 1 in 20 pupils (MDD standard is 1 in 10). The cycle parking for the mosque is acceptable. Trip generation - A comparison of the existing peak time trip generation should be provided for comparison for all uses on site. This should be tabulated. A condition would be attached to secure an appropriate cycle parking spaces for the school. However, officers are mindful of the constraints of this site and further discussion would be required to agree the provision of cycle spaces for the school in line with policies.



### Servicing and refuse collection

- 8.172 Further to policy SP05 of the Core Strategy which requires provision of adequate waste storage facilities in all new developments, policy DM14 of the Managing Development Document sets out the Council's general waste and recycling storage standards. The proposal would include the provision of refuse and recyclables storage areas within the main block and smaller residential block, the school and mosque. The proposals have been reviewed by the Council's Waste Policy and Development Officer who has raised no objections.
- 8.173 The Highways officer has advised that the proposals for servicing the development are acceptable. A condition requiring a Delivery & Service Plan should be secured in the permission. Further conditions would be as follows: The development authorised by this permission shall not be occupied until the scheme of highway improvements necessary to serve this development have been completed in accordance with the Council's approval and have been certified in writing as complete by or on behalf of the Council (as local planning authority and highway authority) unless alternative arrangements have been approved in writing by the Council (as local planning authority and highway authority).
- 8.174 Further conditions required would be for a Construction Management Plan approved prior to commencement of development. A separate residential, school and mosque Travel Plan must be approved prior to occupation of development.
- 8.175 Subject to conditions, it is considered that the proposal includes adequate facilities for the storage of waste refuse and recyclables, in accordance with Policy SP05 of the Council's adopted Core Strategy (2010) and Policy DM14 of the Managing Development Document (2013). These policies require planning applications to be considered in light of the adequacy and ease of access to the development for waste collection and the adequacy of storage space for waste given the frequency of waste collections.

### **Environmental considerations**

#### Noise

- 8.176 Policy 7.15 of the London Plan (2011) sets out guidance in relation to noise for new developments and in terms of local policies and policies SP03 and SP10 of the Core Strategy (2010) & policy DM25 of the Managing Development Document (2013) seek to minimise the adverse effects of noise.
- 8.177 The application has been supplemented by a Noise Impact Assessment Report by Scotch Partners. It is acknowledged that the scheme involve many noise inducing uses, such as a school, mosque, ball court. The report concludes that sound insulation performances for various facades of the development have been determined and if these sound insulation performance specifications are achieved, noise intrusion would be controlled to acceptable levels. However, officers are of the opinion that a further report

would be required to make a more thorough assessment of the noise level as a result of all the uses proposed on site.

- 8.178 The Council's Environmental Health Officer has reviewed the report and has made some comments on sound insulation. It is recommended that the building should also incorporate a high degree of sound insulation between any residential and school (including any playgrounds or considered multi-use games areas) or mosque areas. A sound insulation performance of at least 55 dB DnTw + Ctr between activities and boiler rooms, such as school kitchen extract systems and boilers is recommended. Additionally, the use of other mechanical and electrical plant and, servicing and delivery issues may also cause conflicting noise issues. The EHO officer also advised that the acoustic assessment does not address the noise impact of any play areas and any required sport areas, the design and any required mitigation issues will need to be agreed.
- 8.179 Given the local context and other major developments that have been approved in the nearby area, with habitable rooms facing busy main roads and location of existing schools, it is considered that the officer's concerns and issues of noise and vibration could be addressed by mitigation measures secured through a condition.
- 8.180 As such and on balance, subject to conditions, it is considered that the proposed development would adequately protect future residential occupiers from undue noise disturbance, in accordance with Policy SP10 (4) of the Council's adopted Core Strategy (2010) and Policy DM25 of the Council's adopted Managing Development Document (2013). It is also recommended that a condition be attached which requires the applicant to submit further details of the noise and vibration impact of the development to ensure that appropriate mitigation measures are taken to deliver a scheme which would seek to reduce or manage noise from all noise emanating uses on site.

#### Air Quality

- 8.181 Policy 7.14 of the London Plan seeks to ensure design solutions are incorporated into new developments to minimise exposure to poor air quality. Policies SP02 and SP10 of the Core Strategy and Policy DM9 of the Managing Development Document (2013) seek to protect the Borough from the effects of air pollution, requiring the submission of air quality assessments demonstrating how it will prevent or reduce air pollution in line with Clear Zone objectives.
- 8.182 The Council's Air Quality Officer has stated that the demolition/construction assessment is accepted provided the mitigation measures stated in the report are instigated at the development. A construction/demolition dust management plan detailing how the potential air quality effects will be controlled and mitigated in line with the 'The Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance 2014' and the 'Tower Hamlets Code of Construction practice' has been requested and would be secured via condition.' This would be a requirement prior to the commencement of the development.
- 8.183 Furthermore, the assessment predicts that the NO<sub>2</sub> objective will be exceeded at the ground floor of blocks A & B in the opening year. Therefore, school classrooms' mitigation would be required such as mechanical

ventilation and non-opening windows; these should be used for all facades exceeding or approaching the air quality objective. If mechanical ventilation is used, the location of the air inlet vent must be carefully considered in relation to the location of the stack, and must be approved by LBTH. This would also be secured by condition.

#### Land Contamination

- 8.184 The policy context is set by the National Planning Policy Framework (2012) and Policy DM30 of the Council's adopted Managing Development Document (2013). Specifically, Policy DM30 requires suitable site investigation and remediation schemes to be secured and agreed for development proposals on contaminated land or potentially contaminated land.
- 8.185 The current application is accompanied by a Desktop Contaminated Land Assessment Report, which has been reviewed by the LBTH Environmental Health (Contaminated Land) Officer. The officer has not raised any objections to the proposals subject to the inclusion of a condition to secure a scheme to identify the extent of the contamination and the measures to be taken to avoid risk to the public, buildings and environment when the site is developed. In addition, the LBTH Environmental Health Officer recommends the inclusion of a further condition to require the necessary remediation works to be carried out in full and to require the submission for approval of a verification report on completion of the remediation works.

#### Flood Risk

- 8.176 The application site falls in Flood Zone 1 and is under a hectare in area. Environment Agency (EA) has no adverse comments to make on this proposal. The main flood risk has been identified as the management of surface water run-off.
- 8.177 EA has recommended that the development should utilise sustainable urban drainage systems, which would be secured by condition. The application has been accompanied by a Drainage Strategy which confirms that surface water would be discharged from the site to the west as per the existing network.

#### Thames Water

- 8.178 Thames Water has recommended that conditions are imposed to secure a drainage strategy to ensure that sufficient capacity is made available to cope with the new development.

#### Utilities Infrastructure

- 8.178 Furthermore, another condition should be imposed to ensure that an impact study of the existing water supply infrastructure is provided to ensure that the water supply infrastructure has sufficient capacity to cope additional demand. Thames Water has also recommended a third condition for a piling method statement to ensure that piling works do not impact on local underground water utility infrastructure.

## **Energy and Sustainability**

- 8.179 At a national level, the National Planning Policy Framework sets out that planning plays a key role in delivering reductions to greenhouse gas emissions, minimising vulnerability and providing resilience to climate change. The NPPF also notes that planning supports the delivery of renewable and low carbon energy and associated infrastructure. At a strategic level, the climate change policies as set out in Chapter 5 of the London Plan 2011, London Borough of Tower Hamlets Core Strategy (SO24 and SP11) and the LBTH Managing Development Document Policy DM29 collectively require developments to make the fullest contribution to the mitigation and adaptation to climate change and to minimise carbon dioxide emissions.
- 8.180 The overall CO<sub>2</sub> emission reductions considered achievable for the development are approximately 35.4%. The Managing Development Document Policy DM29 includes the requirement to achieve a minimum 50% reduction in CO<sub>2</sub> emissions above the Building Regulations 2010 through the cumulative steps of the Energy Hierarchy. The current proposals therefore fall short of this policy requirement by approximately 15% which equates to 23.87 tonnes/CO<sub>2</sub> x £1,800 = £42,966 offset payment to meet current policy requirements. The applicant has agreed to cover this cost via the s106 contributions.
- 8.181 Policy 29 of the Development Management Document also requires sustainable design assessment tools to be used to ensure the development has maximised use of climate change mitigation measures. At present the current interpretation of this policy is to require all residential developments to achieve a Code level 4 and non-residential developments to achieve a BREEAM excellent rating.
- 8.182 The Sustainability Statement identifies that BREEAM Excellent and Code for Sustainable Homes level 4 would be achieved for the applicable areas. However, no pre-assessments have been submitted to demonstrate how this would be achieved. The submission of pre-assessments to demonstrate that the requirements of Policy DM29 are deliverable should be conditioned from prior to commencement. The submissions of the final Code / BREEAM certificates should also be conditioned post completion.

## **Health considerations**

- 8.183 Policy 3.2 of the London Plan seeks to improve health and address health inequalities having regard to the health impacts of development proposals as a mechanism for ensuring that new developments promote public health within the borough. Policy SP03 of the Core Strategy (2010) seeks to deliver healthy and liveable neighbours that promote active and healthy lifestyles, and enhance people's wider health and well-being. Part 1 of Policy SP03 in particular seeks to support opportunities for healthy and active lifestyles through:
- Working with NHS Tower Hamlets to improve healthy and active lifestyles.
  - Providing high-quality walking and cycling routes.
  - Providing excellent access to leisure and recreation facilities.

- Seeking to reduce the over-concentration of any use type where this detracts from the ability to adopt healthy lifestyles.
- Promoting and supporting local food-growing and urban agriculture.

8.184 The applicant has agreed to a financial contribution of £20,630 to be pooled to allow for expenditure on health care provision within the Borough. It is therefore considered that the financial contribution towards healthcare and new open space will meet the objectives of London Plan Policy 3.2 and Policy SP03 of the Council's Core Strategy which seek the provision of health facilities and opportunities for healthy and active lifestyles.

### **Planning obligations**

8.185 Planning obligations may be used to mitigate the impact of the development or to control certain aspects of the development, such as affordable housing. The NPPF requires that planning obligations must be:

- (a) Necessary to make the development acceptable in planning terms;
- (b) Directly related to the development; and
- (c) Fairly and reasonably related in scale and kind to the development.

8.186 Regulation 122 of CIL Regulations 2010 brings the above policy tests into law, requiring that planning obligations can only constitute a reason for granting planning permission where they meet such tests.

8.187 Securing appropriate planning contributions is supported by policy SP13 of the Core Strategy which seeks to negotiate planning obligations through their deliverance in kind or through financial contributions to mitigate impacts of the development.

8.188 The Council's Supplementary Planning Document on Planning Obligations was adopted in January 2012. This SPD provides further guidance on the planning obligations policy SP13. The SPG also sets out the Borough's key priorities:

- Affordable Housing;
- Employment,
- Skills, Training and Enterprise;
- Community Facilities;
- Education;
- Health;
- Sustainable Transport Environmental Sustainability

8.189 The overall financial contribution the Planning Obligations SPD would seek to secure would be £394,277. The overall contribution considered to be an appropriate and viable option is £250,384. Additionally, the applicant would also contribute to the Mayor of London CIL, which has been calculated as £293,195.

8.190 The Council's independent viability assessment considered the overall financial contribution offered by the applicant. Considering the overall deliverability of affordable housing, the independent viability review confirmed that it was a reasonable reflection of what can be considered viable and

deliverable onsite. As such, should Members seek to secure the full financial contribution, this could reduce the overall percentage of affordable housing due to scheme viability.

8.191 It is recommended that a viability review mechanism is included in the s106 agreement. This viability review mechanism would be designed to be similar to an overage clause whereby the Council captures any additional value up to the equivalent of 35% affordable housing provision and full planning contributions, in the scheme once the scheme costs and sales values are fully known. Such a clause would likely to be triggered after 50-75% of the new homes are occupied, and would be subject to an independent review by a Quantity Surveyor (Cost Consultant).

8.192 The proposal was discussed by the Councils Planning Contributions Overview Panel (PCOP). It was concluded that the applicants overall contribution would be acceptable and that should members be minded to grant permission, the contribution should be apportioned as set out below.

#### Financial Obligations

- a) A contribution of £34,232 towards construction phase, skills and training/enterprise & employment.
- b) A contribution of £46,587 towards leisure and community facilities.
- c) A contribution of £13,497 towards Idea Store, library facilities and archives.
- d) A contribution of £85,957 towards public open space or the delivery of an off-site Community Square in-kind (in accordance with planning application reference PA/14/3243).
- e) A contribution of £20,630 towards health facilities.
- f) A contribution of £1,606 towards smarter travel.
- g) A contribution of £42,966 towards carbon reduction initiatives
- h) A contribution of £4,909 S106 monitoring fee (2%).

**Total: £250,384**

- h) In addition to the above S106 contributions, a further sum of approximately £175,890 would be allocated to the Mayor of London's Community Infrastructure Levy (CIL).

#### **Local Finance Considerations**

8.193 Section 70(1) of the Town and Country Planning Act 1990 (as amended) provides:

"In dealing with such an application the authority shall have regard to:

- a) The provisions of the development plan, so far as material to the application;

- b) Any local finance considerations, so far as material to the application; and
- c) Any other material consideration.”

8.194 Section Section 70(4) defines “local finance consideration” as:

- a) A grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown; or
- b) Sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy.

8.195 In this context “grants” include the Government’s “New Homes Bonus” - a grant paid by central government to local councils for increasing the number of homes and their use.;

8.196 Members are reminded that that the London mayoral CIL became operational from 1 April 2012 and would normally be payable. The estimated Community Infrastructure Levy for this development would be £452,614.

8.197 The New Homes Bonus was introduced by the Coalition Government during 2010 as an incentive to local authorities to encourage housing development. The initiative provides un-ring-fenced finance to support local infrastructure development. The New Homes Bonus is based on actual council tax data which is ratified by the CLG, with additional information from empty homes and additional social housing included as part of the final calculation. It is calculated as a proportion of the Council tax that each unit would generate over a rolling six year period.

### **Human Rights Considerations**

8.198 In determining this application the Council is required to have regard to the provisions of the Human Rights Act 1998. In the determination of a planning application the following are particularly highlighted to Members:

8.199 Section 6 of the Human Rights Act 1998 prohibits authorities (including the Council as local planning authority) from acting in a way which is incompatible with the European Convention on Human Rights. "Convention" here means the European Convention on Human Rights, certain parts of which were incorporated into English law under the Human Rights Act 1998. Various Convention rights are likely to be relevant, including:-

- Entitlement to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law in the determination of a person's civil and political rights (Convention Article 6). This includes property rights and can include opportunities to be heard in the consultation process;
- Rights to respect for private and family life and home. Such rights may be restricted if the infringement is legitimate and fair and proportionate in the public interest (Convention Article 8); and

- Peaceful enjoyment of possessions (including property). This does not impair the right to enforce such laws as the State deems necessary to control the use of property in accordance with the general interest (First Protocol, Article 1). The European Court has recognised that "regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole".
- 8.200 This report has outlined the consultation that has been undertaken on the planning application and the opportunities for people to make representations to the Council as local planning authority.
- 8.201 Members need to satisfy themselves that the potential adverse amenity impacts are acceptable and that any potential interference with Article 8 rights is legitimate and justified. Both public and private interests are to be taken into account in the exercise of the Council's planning authority's powers and duties. Any interference with a Convention right must be necessary and proportionate. Members must, therefore, carefully consider the balance to be struck between individual rights and the wider public interests.
- 8.202 As set out above, it is necessary, having regard to the Human Rights Act 1998, to take into account any interference with private property rights protected by the European Convention on Human Rights and ensure that the interference is proportionate and in the public interest.
- 8.203 The balance to be struck between individual rights and the wider public interest has been carefully considered and it is not considered that the adverse amenity impacts are acceptable or that the potential interference with the rights of surrounding property owners is necessary or proportionate in this instance.

### **Equalities Act Considerations**

- 8.204 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs, gender and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application and the Committee must be mindful of this duty inter alia when determining all planning applications. In particular the Committee must pay due regard to the need to
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
  - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 8.205 The proposed development includes a new two storey Mosque, a primary school, a nursery, an out of school hour's community hall and ball court.



Hence, the equalities impacts associated with the development are material. This scheme would provide additional social infrastructure aimed at meeting the needs of a particular faith group. Loss of the existing religious facility would have a major impact on a specific minority ethnic group, and religious following. The re-provision of the mosque mitigates any such disproportionate impact on a specific group.

- 8.206 This proposal has sought to ensure that the needs of disabled residents are being met. The proposal would include 10 disabled units which would cater for medium/large sized families. All these units would be of satisfactory internal space with separate kitchen and large bathrooms. They would also be accordingly equipped to cater for the needs of the actual residents. Private amenity spaces are also provided for all the disabled units.
- 8.207 The proposal would also provide a high quality landscaped area for the school playground and a dedicated child play space. The proposal would aim to cater for future residents and the general public as well in terms of community infrastructure. In terms of the play space, officers would negotiate that the choice of play equipment takes into consideration those who suffer from physical disabilities/elderly and provide some seating within the scheme with features that provide the function of arms and backs. Different surface material would also be used to cater for those who are visually impaired.
- 8.208 The contributions towards education, qualitative and quantitative improvements to the provision of children play space, commitments to use local labour and services during construction, apprenticeships and employment training schemes, provision of a substantial quantum of high quality affordable housing and improvements to permeability would help mitigate the impact of real or perceived inequalities and would serve to support community wellbeing and promote social cohesion.

## **9 CONCLUSION**

- 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 EXECUTIVE SUMMARY and MATERIAL PLANNING CONSIDERATIONS sections and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.

10 SITE PLAN

