

Committee: Strategic Development	Date: 20 th December 2007	Classification: Unrestricted	Agenda Item No: 7.1
Report of: Corporate Director Development & Renewal		Title: Planning Application for Decision	
Case Officer: Joe Salim		Ref Nos: PA/06/00518 and PA/06/00425	
		Ward: Mile End East	

1. APPLICATION DETAILS

Location: Leopold Estate, Land bounded by Bow Common Lane, St Paul's Way and Burdett Road, Bow Common Lane, London

Existing Use: Residential with ancillary community use

Proposal PA/06/00518: Partial demolition of existing housing blocks, demolition of cafe and tenants hall in Shelmerdine Close and Ackroyd Drive, renovation of existing 335 units and in outline the erection of 480 new residential units and 1000m² community use floorspace.

This application is supported by an Environmental Impact Assessment.

Drawing Nos:

- Drawing numbers A3348N/2.1/01, A3348N/2.1/02, A3348N/2.1/03, A3348N/2.1/04, A3348N/2.3/39 RevA, A3348N/2.1/40 and A3348N/2.1/41;
- Design Statement;
- Access Statement;
- Leopold New Build Accommodation Schedule – Option 11, dated March 2007;
- Play provision, dated 22 February 2007;
- Leopold Estate Open Space Calculation RevE, dated 7 March 2007;
- Energy Strategy;
- Leopold energy strategy addendum, dated 29/03/07;
- Leopold energy strategy addendum – 2nd edition, dated 07/06/07;
- Schedule of Community Space Provision, 27 November 2007;
- Bat survey, dated October 2006;
- Response to GLA Planning Report, dated 11 October 2007;
- Further response to GLA Planning Report, dated 18 October 2007;
- Transport Assessment, dated February 2006;
- Travel Plan, dated May 2007;
- Transport correspondence, dated 20 April 2007;
- Junction Analysis, dated 15 May 2007;
- Housing provision, received on 6 August 2007;
- Revised housing provision, received on 27 November 2007;
- Environmental Statement and Non-Technical Summary;
- Addendum to the ES, dated October 2006; and
- Final Second Addendum to the ES, dated February 2007.

Proposal PA/06/00425: Erection of seven buildings between three and seven storeys high to provide a mixed use proposal comprising 1,000m² community use floorspace and 122 dwellings (46 x 1 bedroom, 50 x 2 bedroom, 15 x 3 bedroom, 8 x 4 bedroom plus 3 x 6 bedroom), including 40 car parking

spaces, landscaping, bin and bicycle stores.

Drawing Nos:

- Drawing numbers A3348N/2.1/21 RevA, A3348N/2.1/22 RevA, A3348N/2.1/23, A3348N/2.1/24, A3348N/2.1/26, A3348N/2.1/27 RevB, A3348N/2.1/28 RevA, A3348N/2.1/29 RevA, A3348N/2.1/30 RevA, A3348N/2.1/31, A3348N/2.1/32, A3348N/2.1/33, A3348N/2.1/34, A3348N/2.1/35, A3348N/2.1/36, A3348N/2.1/37 and A3348N/2.1/38 RevA;
- Design and Access Statement;
- Phase 1 Supplementary Information: 'Details of Elevations';
- Daylight and Sunlight Study: Phase 1 New Build, dated 27 June 2006;
- Leopold energy strategy addendum, dated 29/03/07
- Leopold energy strategy addendum – 2nd edition, dated 07/06/07
- Response to proposed planning conditions proposed by LBTH, dated 29/08/07

Applicant:

Poplar HARCA

Owner:

As above

Historic Building:

Adjacent to Grade II Listed Building

Conservation Area: N/A

2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

2.1 The Local Planning Authority has considered the particular circumstances of these applications against the Council's approved planning policies contained in the London Borough of Tower Hamlets Unitary Development Plan, associated supplementary planning guidance, the London Plan and Government Planning Policy Statements and Guidance and has found that:

- The proposal is in line with the national, regional and Council estate regeneration policy and guidance, which seek that all homes be brought up to Government's decent homes plus standard as part of estate renewal schemes. The proposal maximises the development potential of the site without a net loss of housing or net loss of affordable housing or any of the problems typically associated with overdevelopment. As such, the development complies with policy 3A.9, 3A.12 and 4B.3 of the London Plan and policies DEV1, DEV2, HSG1 and HSG5 of the Council's Interim Planning Guidance (October 2007) for the purposes of Development Control, which seek to ensure this.
- In light of the estate renewal objectives, the proposal provides an acceptable amount of affordable housing and mix of units overall. As such, the proposal is in line with policies 3A.4, 3A.7, 3A.8 and 3A.9 of the London Plan, policy HSG7 of the Council's Unitary Development Plan 1998 and policies CP22, HSG2, HSG3 and HSG5 of the Council's Interim Planning Guidance (October 2007) for the purposes of Development Control, which seek to ensure that new developments offer a range of housing choices.
- The replacement and overall increase of multi-functional community (Class D1) use is acceptable and would provide essential community services. As such, it is in line with policies S7, and SCF11 of the Council's Unitary Development Plan 1998 and policy SCF1 of the Council's Interim Planning Guidance (October 2007) for the purposes of Development Control, which seek to ensure services are provided that meet the needs of the local community.
- The amount of amenity space is acceptable and in line with policies HSG16 of the

Council's Unitary Development Plan 1998 and policies HSG7 of the Council's Interim Planning Guidance (October 2007) for the purposes of Development Control, which seek to improve amenity and liveability for residents.

- The height, scale and design of the proposed buildings are acceptable and in line with policy criteria set out in 4B.1 of the London Plan, policies DEV1 and DEV2 of the Council's Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Council's Interim Planning Guidance (October 2007) for the purposes of Development Control, which seek to ensure buildings are of a high quality design and suitably located.
- Transport matters, including parking, access and servicing is acceptable in line with policies DEV1 and T16 of the Council's Unitary Development Plan 1998 and policies DEV17, DEV18 and DEV19 of the Council's Interim Planning Guidance (October 2007) for the purposes of Development Control, which seek to ensure developments can be supported within the existing transport infrastructure.
- It is considered that the proposed development would not have an adverse impact on the residential amenity of the surrounding properties, subject to appropriate conditions, to mitigate against the impact of the development. A number of conditions are recommended to secure the submission of details of materials, landscaping, external lighting, plant, and to control noise and hours of construction.
- Planning contributions have been secured towards the provision of additional affordable housing, a new community centre, highway improvements and environmental improvements across the entire site in line with Government Circular 05/2005, policy DEV4 of the Council's Unitary Development Plan 1998 and policy IMP1 of the Interim Planning Guidance (October 2007) for the purposes of Development Control, which seek to secure contributions toward infrastructure and services required to facilitate proposed development.
- The submitted Environmental Impact Assessment is satisfactory, including the cumulative impact of the development, with mitigation measures to be implemented through conditions and a recommended legal agreement.

3. RECOMMENDATION

3.1 That the Committee resolve to **GRANT** outline planning permission for **PA/06/00518**, subject to:

A. Any **direction** by **The Mayor**

B. The prior completion of a **legal agreement** to secure the following planning obligations:

- a) A total of 392 affordable housing units. The affordable housing consists of 220 existing social units, 149 new social units and 23 interim units, as set out in table 2 in Section 8.16 of this report;
- b) Provide £2,414,245 towards the construction of the replacement community facility as set out in the viability studies and objectives of the Design Statement;
- c) Provide £4,409,513 towards the environmental improvements (including improved open space) as set out in the viability studies and objectives of the Design Statement;
- d) Provide £445,000 towards the improvements and upgrades of the transport infrastructure to mitigate the requirements and pressures of the additional population on road network in the immediate area;
- e) Provide viability assessments for the two remaining phases where overage would be allocated towards affordable housing within the ward boundary;

- f) A Travel Plan (for both the commercial and residential component) which promotes sustainable transport by reducing dependency on the private motor car and implements a shift towards more environmentally sustainable means of servicing the travel requirements of occupants and visitors;
- g) A car free agreement to restrict the occupiers of the new build units from applying for residents parking permits in the area;
- h) Compliance with Environmental Management Plan;
- i) Compliance with Energy Provisions in agreement with approved Energy Strategies (including scoping to incorporate 'existing' 335 residential units, connections to surrounding schools, community uses; 132 St Pauls Way and other sites in the immediate vicinity);
- j) Secure arrangements with local schools to enable usage of play areas;
- k) Provision of temporary ball court on site;
- l) The use of Local Labour in Construction; and
- m) Any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal.

3.2 That the Corporate Director Development & Renewal be delegated authority to negotiate the legal agreement indicated above.

3.3 That the Corporate Director Development & Renewal be delegated authority to impose conditions and informatives on the planning permission to secure the following matters:

Conditions

- 1) 3 year time limit for reserved matters
- 2) Implementation of phased development
- 3) Particular details of the development
- 4) Refuse details
- 5) Demolition and Construction Management Plan
- 6) Environmental Noise Assessment
- 7) Contamination Assessment
- 8) Car parking details
- 9) Bicycle parking details
- 10) Landscape Plan
- 11) Private Amenity Schedule for phased development
- 12) Access Statement for phased development
- 13) Air Quality Assessment
- 14) Vibration levels
- 15) Ventilation and extraction system details
- 16) Access arrangement for phased development
- 17) Archaeological evidence details
- 18) Drainage system details
- 19) Sunlight and daylight assessment
- 20) Security management system
- 21) Updated bat survey
- 22) Highway works
- 23) Car parking and bicycle standards
- 24) Energy: CHP system
- 25) Energy efficiency strategy implementation
- 26) Renewable energy details
- 27) Site foundation details
- 28) Control of tree works
- 29) Lifetime Homes standards
- 30) Protection of public sewers
- 31) Noise control
- 32) Hours of operation

- 33) Control of development works
- 34) Control of vibration
- 35) No structures over public highway
- 36) Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal

Informatives

- 1) Subject to S106 agreement
 - 2) Contact Building Control
 - 3) Contact Environmental Health
 - 4) Contact Highway Services with regard to S278 highway works
 - 5) Contact Thames Water
 - 6) Contact Cross London Rail Links Limited
 - 7) Any other informative(s) considered necessary by the Corporate Director Development & Renewal
- 3.4 That, if within 3-months of the date of this Committee the legal agreement has not been completed, the Corporate Director Development & Renewal be delegated authority to refuse planning permission.
- 3.5 That the Committee resolve to **GRANT** full planning permission for **PA/06/00425**, subject to:
- A. Any **direction** by **The Mayor**
 - B. The prior completion of a **legal agreement** to secure the following planning obligations:
 - a) A total of 62 affordable housing units, as set out in table 3 in Section 8.19 of this report;
 - b) A car free agreement to restrict the occupiers from applying for residents parking permits in the area;
 - c) Secure arrangements with local schools to enable usage of play areas;
 - d) Provision of temporary ball court on site;
 - e) Compliance with Environmental Management Plan;
 - f) The use of Local Labour in Construction; and
 - g) Any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal
- 3.6 That the Corporate Director Development & Renewal be delegated authority to negotiate the legal agreement indicated above.
- 3.7 That the Corporate Director Development & Renewal be delegated authority to impose conditions and informatives on the planning permission to secure the following matters:

Conditions

- 1) Time limit
- 2) Development completed in accordance with PA/06/00518
- 3) Particular details of development
- 4) Refuse provision
- 5) Construction and Management Plan
- 6) Environmental Noise Assessment
- 7) Contamination Assessment
- 8) Car parking details
- 9) Bicycle parking details
- 10) Landscape Plan
- 11) Access Statement for phased development

- 12) Details of non-residential floor space (1000sqm community)
- 13) Air Quality Assessment
- 14) Vibration levels
- 15) Ventilation and extraction system details
- 16) Access arrangement for phased development
- 17) Archaeological evidence details
- 18) Drainage system details
- 19) Updated bat survey
- 20) Highway works
- 21) Energy Strategy implementation
- 22) Renewable energy details
- 23) Car parking and bicycle standards
- 24) Details of vehicle parking and movement associated with non-residential uses
- 25) Lifetime Homes standards
- 26) Opening hours
- 27) Site foundation details
- 28) Protection of public sewers
- 29) Control of tree works
- 30) Noise control
- 31) Hours of operation
- 32) Control of development works
- 33) Control of vibration
- 34) Control of additional structures
- 35) No structures over public highway
- 36) Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal

Informatives

- 1) Subject to S106 legal agreement
- 2) Contact Building Control
- 3) Contact Environmental Health
- 4) Contact Highway Services with regard to S278 highway works
- 5) Contact Thames Water
- 6) Contact Cross London Rail Links Limited
- 7) Any other informative(s) considered necessary by the Corporate Director Development & Renewal

- 3.8 That, if within 3-months of the date of this Committee the legal agreement has not been completed, the Corporate Director Development & Renewal be delegated authority to refuse planning permission.

4. PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 The outline planning application (PA/06/00518) under consideration comprises of the following:

- Partial demolition of existing housing blocks (166 units);
- Demolition of cafe and tenants hall;
- Renovation of existing 335 units;
- Erection of 480 new residential units;
- Erection of 1000m² community use floorspace; and
- Environmental improvements (e.g. landscaping) across the entire site

This application is supported by an Environmental Impact Assessment.

- 4.2 The full planning permission (PA/06/00425) under consideration is for Phase 1 of the above outline application and includes the following:
- Erection of seven buildings between three and seven storeys high;
 - Mixed use proposal comprising 1,000m² community use floorspace and 122 dwellings (46 x 1 bedroom, 50 x 2 bedroom, 15 x 3 bedroom, 8 x 4 bedroom plus 3 x 6 bedroom);
 - Provision of 40 car parking spaces, landscaping, bin and bicycle stores.
- 4.3 The proposed buildings (20 new blocks varying between 3 to 10 storeys) are sited along the existing and proposed road network. The 335 renovated and 480 new residential units would benefit pleasant views onto the new soft and hard landscaping, which include two new enclosed communal open areas. The proposed 1000 sq m community use floor area would be located within Block B along St Paul's Way. The proposed development would provide 120 new parking spaces within the new road layout which is based on 'Home Zone' design principles. The proposal includes a detailed phased construction programme, which is set out in three phases.

Site and Surroundings

- 4.4 The site extends to 4.5 hectares and comprises 501 existing residential units. The site is bounded to the east by Bow Common Road, to the north by Ackroyd Drive, to the west by Burdett Road (A1205) and to the south by St Paul's Way. The A1205 leads south to Limehouse, and north to Mile End and Bow.
- 4.5 The existing housing stock is contained within a range of medium rise (six and seven storeys) red-brick panel blocks, medium rise system –built blocks and a 20-storey building, with associated infrastructure and parking facilities. Café Reconnect and the residents Association club hall are one storey buildings. Weatherley Close and Huddart Street provide vehicle access into the estate and Huddart Street leads to the discussed underground parking facility. The open space around the buildings comprises mainly of grass and semi-mature trees of 4-6m in height, some alongside the roads and some within the open space between the 'Red blocks' and 'Grey blocks'.
- 4.6 The area is predominantly residential with some mixed use, including medical facilities. Two schools are located to the south east and south west of the site. A Grade 1 Listed Building, St Paul's Church, is located to the south-west of Leopold Estate. The surrounding open space comprises mainly of the public park towards the northwest and an adjacent stretch of open space to the north of Ackroyd Drive. To the south, the five and six storey buildings facing St Paul's Way comprises primarily residential. 52 to 90 St Paul's Way comprises 6 commercial units with A1, A1 and A5 uses.

Planning History

- 4.7 PA/03/01188 On 14 August 2003, an outline planning application was submitted for the '*Demolition of 166 existing dwellings at 1-78 Ackroyd Drive and 1-88 Shelmerdine close. Redevelopment with 340 new homes, designed to link with existing dwelling and creates a sustainable area*'. **Withdrawn on 04/07/2006.**
- 4.8 PA/05/01445 On 26 August 2005, a screening option was submitted for the '*Regeneration of Leopold Estate including some demolition and rebuilding to increase number of dwellings from 537 to 857*'.

On 13 September 2005, it was considered that the proposed development falls within the description at paragraph 10(b) of Schedule 2 of the

Regulations and is therefore considered to be Schedule 2 Development.

- 4.9 PA/05/01901 On 15 November 2005, a request for Scoping Opinion was submitted as to what information is to be contained in an Environmental Impact Assessment in support of an application for the regeneration of the Leopold Estate including some demolition and rebuilding to increase number of dwellings from 537 to 857.

On 19 December 2005, the Council issued a detailed scoping opinion for the information to be addressed in the required Environmental Impact Statement (ES) under the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 for the above proposal.

- 4.10 PA/06/00632 On 24 April 2006, a full planning application was submitted for the refurbishment of 335 existing units within the within the traditional reinforced concrete framed structures within red brick facings (red blocks), the 20 storey Elmslie Point tower and 20-30 Leopold Street. The application includes the demolition of community hall; works to existing 120 underground garages; landscaping and environmental improvements. The number of parking approved accumulates to 124 spaces. **Permission granted on 19 June 2006.**

5. POLICY FRAMEWORK

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

Unitary Development Plan 1998 (as saved September 2007)

Designation	Within 200m from East West Crossrail
Core Strategies	ST1 Deliver and implementation of policy
	ST12 Cultural and leisure facilities
	ST15 Encourage wide range of economic activities
	ST17 Maintain high quality of work environment
	ST23 Quality of housing provision
	ST25 Provision of social and physical infrastructure
	ST26 Improve public transport
	ST28 Restrain private car
	ST30 Safety and movement of road users
	ST34 Provision of quality shopping
	ST37 Improve local environment
	ST41 Provision of adequate space for local business
	ST43 Use of high quality art
	ST49 Provision of full range of social and community facilities
	ST51 Public Utilities
Policies	DEV1 Design Requirements
	DEV2 Environmental Requirements
	DEV3 Mixed Use Development
	DEV4 Planning Obligations
	DEV9 Minor works
	DEV12 Landscaping
	DEV15 Retention/replacement of mature trees
	DEV18 Art and Development Proposals
	DEV50 Noise
	DEV51 Contaminated land
DEV55 Development and waste disposal	

EMP1	Employment uses
EMP6	Employing Local People
EMP8	Small businesses
HSG4	Loss of housing
HSG7	Dwelling Mix
HSG13	Internal Standards for Residential Developments
HSG15	Preserving residential character
HSG16	Amenity Space
T8	New roads
T10	Traffic management
T16	Impact of Traffic
T18	Pedestrians
T21	Pedestrians
T23	Cyclists
T26	Use of Waterways for movement of Bulky Goods
O7	Loss of Open Space
O9	Children's Play Space
013	Youth Provision
SCF11	Meeting places

Interim Planning Guidance (October 2007) for the purposes of Development Control (IPG)

Designation	Within 200m from East West Crossrail
Core Policies:	IMP1 Planning Obligations
	CP1 Creating Sustainable Communities
	CP3 Sustainable Environment
	CP4 Good Design
	CP5 Supporting Infrastructure
	CP9 Employment Space for small businesses
	CP11 Sites in employment uses
	CP19 New Housing Provision
	CP20 Sustainable Residential Density
	CP21 Dwelling Mix and Type
	CP22 Affordable Housing
	CP23 Efficient use and retention of existing housing
	CP24 Special needs and specialist housing
	CP25 Housing Amenity Space
	CP27 High Quality Social and Community Facilities to Support Growth
	CP29 Improving Education and Skills
	CP30 Improving the Quality and Quantity of Open Spaces
	CP31 Biodiversity
	CP38 Energy Efficiency and Production of Renewable Energy
	CP39 Sustainable Waste Management
	CP40 Sustainable Transport Network
	CP41 Integrating Development with Transport
	CP42 Streets for People
	CP43 Better Public Transport
	CP46 Accessible and Inclusive Environments
	CP47 Community Safety
	CP48 Tall Buildings
Policies:	DEV1 Amenity
	DEV2 Character and Design
	DEV3 Accessibility and inclusive design
	DEV4 Safety and Security

DEV5	Sustainable Design
DEV6	Energy Efficiency and Renewable Energy
DEV7	Water Quality and Conservation
DEV8	Sustainable Drainage
DEV9	Sustainable Construction Materials
DEV10	Disturbance from Noise Pollution
DEV11	Air Pollution and Air Quality
DEV12	Management of Demolition and Construction
DEV13	Landscaping and Tree Preservation
DEV14	Public Art
DEV15	Waste and Recyclable Storage
DEV16	Walking and Cycling Routes and Facilities
DEV17	Transport Assessments
DEV18	Travel Plans
DEV19	Parking for Motor Vehicles
DEV20	Capacity of Utility Infrastructure
DEV22	Contamination Land
DEV24	Accessible Amenities and Services
DEV25	Social Impact Assessment
DEV27	Tall Buildings Assessment
HSG1	Determining Residential Density
HSG2	Housing Mix
HSG3	Affordable Housing Provisions in Individual private Residential and Mixed-use Schemes
HSG4	Varying the Ratio of Social Rented to Intermediate Housing
HSG5	Estate Regeneration Schemes
HSG7	Housing Amenity Space
HSG9	Accessible and Adaptable Homes
HSG10	Calculating Provision of Affordable Housing
SCF1	Social and Community Facilities
OSN2	Open Space
PS1	Noise
PS2	Residential Waste refuse and recycling provision
PS3	Parking
PS4	Density Matrix
PS5	Lifetime Homes

Supplementary Planning Guidance/Documents

Residential Space
 Designing out crime 1 and 2
 Landscape requirements

Spatial Development Strategy for Greater London (London Plan)

2A.1	Sustainable Criteria
3A.1	Increasing London's supply of housing
3A.2	Borough housing targets
3A.3	Efficient use of stock
3A.4	Housing Choice
3A.7	Affordable Housing Targets
3A.9	Partnership approach and sub-regional development frameworks
3A.12	Loss of housing and affordable housing
3A.15	Protection and enhancement of social infrastructure and community facilities
3C.2	Matching development to transport capacity
3C.9	Increasing the capacity, quality and integration of public

	transport to meet London's needs
3C.19	Improving conditions for buses
3C.22	Parking Strategy
3D.10	Open Space provision in UDPs
4A.6	Improving air quality
4A.7	Energy efficiency and renewable energy
4A.8	Energy Assessment
4A.11	Water supplies
4A.14	Reducing Noise
4A.17	Dealing with hazardous substances
4B.1	Design principles for a compact city
4B.3	Maximising the potential of sites
4B.5	Creating inclusive environment
4B.6	Sustainable design and construction
4B.7	Respect local context and communities
4B.9	Large-scale buildings – design and impact
5C.1	The strategic priorities for East London

Spatial Development Strategy for Greater London Supplementary Planning Guidance/Documents

Housing (November 2005)
 Children and Young People's Play and Informal Recreation
 (draft)

Government Planning Policy Guidance/Statements

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

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

- A better place for living safely
- A better place for living well
- A better place for creating and sharing prosperity
- A better place for learning, achievement and leisure
- A better place for excellent public services

6. CONSULTATION RESPONSE

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

LBTH Highways Department

- 6.3
- No objection to revised Transport Assessment, subject to further investigation of junction capacity and proposed highway works as referred to in the assessment. Works should be secured under a Section 278 highway agreement;
 - no objection to the draft Travel Plan;
 - the development should be subject to 'car free' development; and
 - cycle storage provision should be increased to 1:1.

Officer comment: The necessary highway works to the junctions have been determined by TfL and applicant agreed to a financial contribution (see paragraph 3.1). The travel plan is

also secured under the Section 106 legal agreement and a condition requires the provision and details of cycle parking for the 815 residential units as well as for the non-residential uses.

LBTH Environmental Health Department

6.4 Air Quality:

- Although the methodology is considered acceptable, further mitigation measures are required. Officer comment: Conditions on both applications would require updated Air Quality Assessments.

Demolition and Construction:

- Construction Management Plan should be submitted, which includes details of dust and emission control, noise reduction control, traffic management plan and other mitigation measures.

Sunlight and daylight:

- The concerns raised with regard to the impact of the development on surrounding and itself. Officer comments: Conditions on phase 1 is considered acceptable and it is recommended that sunlight and daylight studies be conducted for each of the further phases.

Contamination:

- Site investigation methodology is acceptable. Potential pollutant linkage for Zinc and Copper may be on site and it is recommended that further investigation (including on the 'hot spots') are done and where relevant remedial is done.

Energy Services

- 6.5
- Use less energy: This part of the requirement has been partially met.
 - Use of renewable energy: This part of the requirement has been partially met and further information is required.
 - Supply energy efficiently: This part of the requirement has been partially met and further information is required.
 - Further conditions are required to ensure that commitments are taken up.

Arboricultural Trees Officer

- 6.6 No objection.

Building Control

- 6.7 Building regulation application should be submitted prior to work commencing on site

Crime Prevention Design

- 6.8 Design was discussed from outset and would provide much improved security and natural surveillance by way of new block layout and open space arrangements.

Access Officer

- 6.9 No response received

Cleansing Officer

6.10 No response received

Landscape Section

6.11 No comments

GLA (Statutory Consultee)

- 6.12
- Principle of redevelopment of the Leopold Estate is welcomed in respect of the regeneration benefits, increased housing levels and design improvements;
 - Concerns remain regarding energy, transport and size of housing units.

Officer comment: A meeting was held between applicant, GLA and the Council to discuss the above mentioned issues and further information and amendments were requested. GLA advised that the proposal would be reviewed, subject to receipt of further information and alterations. Note: The latter have now been submitted to the Council and GLA and forms part of the documents currently under consideration. To date no objections/issues raised by GLA.

Environment Agency (Statutory Consultee)

6.13 No objection, subject to conditions relating to water discharge

Health and Safety Executive (Statutory Consultee)

6.14 Do not advise against the proposed development

Thames Water

6.15 No response received

London Fire and Emergency Planning Authority (Statutory Consultee)

6.16 No response received

Natural England

6.17 Bat survey has been undertaken to an appropriate standard and has adequately addressed bats at the site, subject to completing the recommendations as set out.

7. LOCAL REPRESENTATION

7.1 A total of 662 and 276 neighbouring properties within the area shown on the map appended to this report were notified about the outline and full application and invited to comment. The applications have also been publicised in East End Life and on site. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 1 Objecting: 1 Supporting: 0
No of petitions received: 1 1 objecting containing 13 signatories

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

- Loss of open space

- Scale of buildings
- High density with resulting environmental and social vandalism

8. MATERIAL PLANNING CONSIDERATIONS

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

1. Housing
2. Mix of uses
3. Open space
4. Siting, mass, bulk and design
5. Access and Transport,
6. Microclimate
7. Sustainable development

Housing

Principle of estate regeneration

8.2 Under 'Housing Choice', LBTH estates are being transferred to Registered Social Landlords (RSLs) in order to achieve the significant level of investment required to bring homes up to a Decent Homes *plus* standard. The plus element reflects the need to tackle and overcome environmental and anti social behaviour problems on estates, to ensure they are to become safe and desirable places to live. Where estates offered potential for redevelopment, residents were consulted on new build options. The Council's offer documents to residents made commitments that cross-subsidy generated from building new properties for sale would be reinvested in the estates to fund improvements over and above minimum Decent Homes standards.

8.3 Under the Housing Choice transfer programme, the Leopold Estate was transferred to Poplar HARCA (a Registered Social Landlord) and is considered as an estate regeneration site. A significant level of investment is required to bring homes up to a Decent Homes *plus* standard and in accordance with guidance; the residents were consulted on new build options. It was made clear to residents that cross-subsidy generated from building new properties for sale would be reinvested in the estates to fund improvements over and above minimum Decent Homes standards. The objective of the redevelopment of the estate is to achieve improvements over and above minimum Decent Homes standards across the entire estate.

Particular situation for Leopold Estate

8.4 This planning application for the Leopold Estate Housing Choice transfer proposes part refurbishment part demolition (due to structural problems) of the existing housing stock and erection of new housing, including private units. The regeneration of the estate to achieve the Decent Homes plus standard will rely in part on the sale of 308 of the 480 new build homes, along with £8,960,000 of gap funding from Communities and Local Government (CLG). CLG regard gap funding as a resource of last resort and expect that all possible sources of income are considered first, including the use of land on the estate for new development to generate cross subsidy.

Proposal

8.5 The regeneration proposal as set out in the outline application initials the part demolition and part renovation of existing housing stock and the erection of new housing stock. The new housing stock would be designated towards replacement of existing social housing, provision of new intermediate and private uses. This can be summarised as follows:

- Refurbishment of 335 existing units in the red blocks to Decent Homes *plus* standards;

- demolition of 149 units of affordable rented accommodation in the grey blocks and their replacement with 149 new affordable rented units;
- provision of an additional 23 affordable housing units;
- introduction of 23 new intermediate units; and
- demolition of 17 private flats within the grey block and construction of 308 additional new private homes for outright sale.

8.6 The principles and objectives set out in regional and local policies for estate regeneration proposals are achieved for the Leopold Estate through a comprehensive redevelopment scheme. All the homes would be brought up to Government's decent homes plus standard and the proposal maximises the development potential of the site without a net loss of housing provision or net loss of affordable housing provision. In addition, the scheme proposes associated provision of new community facilities and environmental improvements across the entire site. As such, the proposed estate renewal proposal is in accordance with the policies 3A.7, 3A.8 and 3A.12 of the London Plan, policies CP19, CP23, HSG3, HSG4 and HSG5 of the IPG and GLA Housing SPG.

8.7 Further assessment of the housing provision and relevant issues are set out below.

Density

8.8 The application site benefits an 'Urban' setting and has a PTAL level 3 (in a range of 1-6, where 6b is the highest). The proposed density is within the density range set out as set out in table PS8 of the IPG Oct 2007, and therefore in accordance with policy 4B.3 of the London Plan 2004 and policy HSG1 of the IPG Oct 2007, which seek to ensure that development achieve the highest possible intensity of use compatible with local context, the design principles and public transport capacity.

Affordable Housing

8.9 Policy HSG3 of the IPG Oct 2007 seek to secure that the maximum amount of affordable housing on new schemes. The policy states that the Council will have regard to:

- The Borough's overall affordable housing target, and the expected minimum requirements for affordable housing on sites proposing 10 new dwellings or more;
- the economic viability of the proposal, including individual site costs;
- the availability of public subsidy to support affordable housing on site;
- other site requirements, including other planning contribution requirements; and
- the need to ensure new housing development contributes to creating sustainable communities, including being responsive to housing needs.

8.10 Policy HSG5 of the IPG Oct 2007 supports the principle of the estate regeneration proposal subject to the following criteria:

1. the Council may consider a net loss of affordable housing only where:
 - high-quality, usable open space or another non-residential use within the estate boundaries is determined to be more beneficial to the overall estate regeneration scheme; or
 - it can be demonstrated that limited loss of affordable housing is required to improve the tenure mix on site.
2. where proposed housing on estate regeneration sites includes market housing, the Council may consider varying its requirement for contributions towards additional affordable housing where it can be sufficiently demonstrated that the provision of market housing on the estate regeneration site is necessary in order to cross subsidise the works being undertaken to bring existing dwellings on site up to a decent homes plus standard.

8.11 The proposal results in no net loss of affordable housing as it replaces the existing affordable housing stock. In addition, the proposal includes 12% of the total additional habitable rooms constructed on the estate as additional affordable housing (as demonstrated by the applicant to be the maximum if this proposal is to remain viable). Furthermore, the proposal results in the following regeneration benefits:

- achieving Decent Homes *plus* across the estate;
- a better unit mix within the social rented housing with larger units (in area);
- additional new affordable intermediate tenure housing;
- improved community facilities; and
- environmental improvements

8.12 The financial viability of the proposal has been assessed by the applicant using the GLA's 'Three Dragons' financial viability model. The applicant has provided details of the scheme with costs, and values for the proposed new housing. This has been tested and verified by officers from the Council's Housing Department and GLA. As a publicly accountable organisation Poplar HARCA is bound by the existing Transfer Agreement of August 2005 (with LBTH and the then ODPM) in accordance with an over performance clause regarding Gap Funding to the value of £7.8m from DCLG as well as a coterminous clawback deal with LBTH. As such, any surplus would automatically have to be considered as and when it may arise on an auditable and open book basis. As mentioned, this proposal is a phased development and it is therefore recommended that a detailed viability assessment for each of the remaining phases be submitted prior to the submission of further applications to ensure any possible surplus be designated towards provision of primarily additional affordable housing, or other provision as may be required at that stage.

8.13 In the light of the viability assessment produced for the regeneration of the estate as a whole, the proposed affordable housing provision and additional regeneration benefits arising from the proposal, the failure to provide a minimum of 35% affordable housing on the new build is considered acceptable. As such, the proposed development is in accordance with policy 3A.12 of the London Plan and policies HSG3 and HSG5 of the IPG Oct 2007.

Housing tenure and mix

Outline proposal:

8.14 As stated above, the development not only replaces the affordable to be demolished units but increases the affordable housing by 107 habitable rooms (48 of affordable rented and 59 of intermediate housing). The development also provides 308 additional new homes for outright sale, to meet the identified need within the local area.

8.15 The proposal has been devised in order to reflect the mix of the accommodation to be replaced, the needs of the local area for larger family units and the market for sale. The proposal increases the number of 4 bedroom units from 27 to 32 and introduces 3 new 6 bed houses within the social rented mix. The proposal also removes the 24 bedsits, which are now generally considered unsuitable for social rented accommodation and replaces them with more suitable 1 bedroom units. The percentage of family accommodation for social rent remains the same as existing, and the intermediate and private stock comply with the minimum standards set out in HSG2 of the IPG Oct 2007. The overall percentage of family accommodation remains constant. Table 1 provides a detailed breakdown of the existing and proposed housing provision for the estate. Table 2 provides a detailed breakdown of the total 815 units.

8.16 Table 1

	Existing estate (501 units)				Total new scheme (815 units)				
	social units	private units	total units	Existing Mix	social units	Inter mediate	private units	total units	Total Mix
bedsit	24	0	24	5%	0	0	0	0	0%
1 bed	101	17	118	24%	120	16	145	281	34%
2 bed	152	72	224	45%	157	1	158	316	39%
3 bed	81	27	108	22%	68	6	109	183	22.5%
4 bed	11	16	27	5%	21	0	11	32	4%
5 bed	0	0	0	0%	0	0	0	0	0%
6 bed	0	0	0	0%	3	0	0	3	0%
				0%	0	0	0	0	0%
	369	132	501	100%	369	23	423	815	100%

8.17 Table 2

Total new scheme (815 units)					
units	Retained		New build		
	social	private	social	Intermediate	private
bedsit	0	0	0	0	0
1 bed	87	17	33	16	128
2 bed	119	69	38	1	89
3 bed	5	18	63	6	91
4 bed	9	11	12	0	0
5 bed	0	0	0	0	0
6 bed	0	0	3	0	0
	220	115	149	23	308

8.18 In light of the proposal's financial viability and site requirements, the proposed dwelling type and mix is considered acceptable and accords with local and London-wide policy and need requirements set out for mixed tenure developments. As such, the estate regeneration proposal is in accordance with policies 3A.4 and 3A.12 of the London Plan 2004 and relevant GLA SPG on Housing, policy HSG7 of the UDP 1998 and policies CP21 and HSG2 of the IPG Oct 2007, which seek to ensure that housing accommodation in new residential developments include those housing types and sizes to meet local needs and promote balanced communities in accordance with the Government's sustainable community objectives.

Phase 1:

8.19 As mentioned, the outline proposal includes the erection of 480 new residential units. Phase 1 includes 122 units of which 62 are social rent and 60 are private. The housing mix for this phase is set out in table 3.

8.20 Table 3

Unit size	Total units in scheme	social rented			private sale		
		scheme units	scheme %	IPG target %	scheme units	scheme %	IPG target %
studio	0	0	0%	0	0%	0%	
1 bedroom	46	19	31%	20%	27	45%	37.5%
2 bedroom	50	17	27%	35%	33	55%	37.5%

4 bedroom	8	8	13%	10%	0		
5 bedroom	3	3	5%	5%	0		
6 bedroom	0	0	0%		0		
TOTAL	122	62	100%	100%	60	100%	100%

8.21 To accommodate needs of existing residents, the proposal provides a 425 of the social rent accommodation as family size units. The rationale for the provision of only 1 and 2 bedroom private units within this phase, as set out in the viability and programme studies, is to enable funding for the new social housing and for the construction of the remaining phases. Whilst the proposed dwelling mix in this phase taken in isolation does not fully accord with local and London-wide policy, it is considered that in conjunction with the larger estate renewal, it provides for an appropriate residential type, tenure and mix. The GLA have not raised an objection to the proposed residential mix within their stage 1 report.

Standard of accommodation

8.22 Policy 3A.4 of the London Plan states that developments should cater for a range of housing sizes and types and should be built to lifetime homes standards and provide 10% wheelchair accessible units. Policy HSG9 of the IPG Oct 2007 continues this objective and seeks to ensure that new developments consider existing and changing needs of all residents. Furthermore, policy HSG13 of the UDP and HSG9 of the IPG Oct 2007 require that all new developments have adequate provision of internal residential space in order to function effectively and should take into account the Council's supplementary guidance on residential space.

8.23 100% of the new housing stock (480 units) is to be built to lifetime homes standards and 10% of these are wheelchair accessible. The detailed plans for Phase 1 indicate that the flat and room sizes are all above the minimum figures as set out in the Supplementary Planning Guidance Note 'Residential Space' and the layouts would provide for an acceptable standard of accommodation. The proposal provides sufficient refuse storage and it is recommended that further information is submitted by way of condition. Overall, the standard of accommodation is considered acceptable and in accordance with the above mentioned policies and guidance.

Mix of uses

8.24 The existing uses on site, which include residential, retail, community hall and dental clinic, would be retained. The scheme proposes additional floor space for seminar space and community business. In principal, this arrangement is considered acceptable, subject to the consideration of the size of the floor areas for each use and its associated impact on the estate renewal development and residential amenity.

8.25 As stated, the outline proposal involves the demolition of the 460m² of community floor space contained in the resident's tenant's hall and Café Reconnect. The proposal (within phase 1 of the outline) provides 1000m² community use floorspace, which comprises of 300m² community (Use Class D1), 100m² (Use Class A1) retail and 300m² for community-business¹ (Use Class B1/D1) uses.

8.26 Policies 2A.1 and 3A.15 of the London Plan 2004, policy SCF11 of the UDP and policy SCF1 of the IPG Oct 2007 require the Council to consider the need for social and community facilities within redevelopment proposals. In this case the estate renewal proposal provides an increase of approximately 500m² for the use of the local residents. It is considered that the increase is

¹ Area is comprised of meeting/conference rooms and business 'start-up' cubicles which would be used by local community.

acceptable and also proportionate to the proposed density increase. It is recommended that a condition to require a detailed and full management plan which sets out the detailed information regarding the size, access, accessibility, procedures and general operation of the proposed floor space, and restrict the community-business area to be used by community related activities only be added. This plan should also include details on how this space can be used by the adjoining schools.

Open space

- 8.27 Policy HSG16 of the adopted UDP states that all new housing developments should include an adequate provision of amenity space. Core Strategy CP25 of the IPG Oct 2007 continues this objective and states that all new housing developments should provide high quality, useable amenity space, which includes private and communal amenity space for all. Policy OSN2 of the IPG Oct 2007 states that planning permission will not be normally given for any development which results in the loss of public or private open space having significant recreation or amenity value. This is further reinforced by CP25 which seek to ensure innovative opportunities to protect, improve and increase access to all types of open spaces to a standard of 1.2 hectares per 1000 population.
- 8.28 The site comprises 5 existing main areas of open spaces and benefits from a number of interlinking footpaths that link with Baythorne Street, Leopold Street, Huddart Street and Weatherley Close. These pedestrian and vehicle access routes provide easy access throughout the site. The hard landscaping which interlinks the open grass space is constructed of concrete slab paving and grass-crete paving, which accumulates to approximately 12433m². Soft landscaping mainly comprises of moved grass areas with semi-mature and mature trees scattered around, which accumulates to approximately 16555.3m². Lower level units of the 'red and grey blocks' benefit private amenity spaces which face onto the communal open spaces or public roads, which accumulates to approximately 4495.4m². There is one designated play area off Weatherley Close. It is also noted that the site has access to the Mile End Park, which is approximately 400m east.
- 8.29 The main objective of the proposed landscape strategy is the reduction of the number of public accessible routes throughout the site and the creation of 'residents' only communal areas. Another main design principle involves 'home zone' areas. The latter communal hard surfaced areas accumulate to 9699m². Three designated 'porous surfaced play areas' (454m²) are located within the three 'residents only' communal open space areas. The communal open space areas accumulate to approximately 15695m² and adjoin the private front and rear gardens of both existing and proposed residential units. The total private amenity space accumulates to approximately 7870m², of which 5754m² is front and rear gardens of 169 units and the remainder balconies and terraces. The total number of potential occupiers would accumulate to approximately 2674 across the resulting 815 units.
- 8.30 As set out in the 'Open Space Calculation Rev E', dated 7 March 2007, the result of the proposal is therefore a loss of 860m² 'green space' communal areas and 2734m² of 'hard surface' communal areas, but at the same time an increase of 1259.1m² of front and rear garden private amenity space. The majority of open spaces lost are therefore those parts covered by hard surfaced areas, which include internal roads.
- 8.31 In accordance with policy HSG7 of the IPG Oct 2007, a total of 1265m² communal open space should be provided for the future occupiers of the site. The development provides 15695m² 'green' communal open space and 9699m² of 'hard surfaced' communal open space. Although there is a reduction in the amount of open space on site, the overall provision is well above the abovementioned policy requirement. In addition, the proposed open space provision would comprise high quality, safe, accessible and useable communal areas – (unlike the current open space) and the loss of existing (mainly hard) open space areas on the site is considered acceptable. Further landscape details for each phase (including phase 1) should be provided, to support for the proposal in its current form. This will be secured by way of condition.

Private amenity space

8.32 A minimum housing amenity space of 6sqm, 10sqm, 25sqm and 50sqm for 1, 2, 3 and larger bedroom units respectively are required under policy HSG7 of the IPG Oct 2007. The development provides 5173.4m² of private amenity space and although the provision falls below the required space standards, it is considered that the quality and form (together with the over provision of communal open space (which provides well above the required amount) would compensate for the deficiency. As with the communal space, detailed information should be submitted for each phase to ensure that the design and function of the spaces are acceptable for each proposed unit. This will also be secured by way of condition.

Child Playspace

8.33 According to GLA (using DMAG calculations), the child population of the estate will be approximately 923. In accordance with the GLA draft Children and Young People's Play and Informal Recreation SPG and HSG7 of the IPG Oct 2007, a total of 9230m² and 2769m² irrespective should be provided.

8.34 As mentioned above, the proposal provides 454m². The estate is located adjacent to two schools (of which one is to be upgraded). It is the intention of the applicant to set agreements with the school to enable the use of future areas on site and play areas (ball courts) after school hours. This arrangement would also include arrangements for the school to use the proposed community floor space in Block B. The principle of this arrangement is acceptable and in accordance with community and education policies set out in the UDP and IPG Oct 2007. Notwithstanding the above, it is recommend that in the interim that the applicant provide a temporary ball court, to facilitate the needs of existing and future occupiers of the estate. It should be noted that the GLA has not raised an objection to the proposed provision within their stage 1 report. Officers agree that as the quality of space has much improved and there are a number of other play opportunities (including the proposed school areas and temporary ball court), the proposal is considered acceptable.

8.35 Overall, the amenity space provision in the form of open, communal and private is considered acceptable, subject to further details securing the provision, quality, use, function and management of the proposed spaces.

Siting, bulk, scale and design

8.36 The siting of the blocks is arranged along the existing road networks (along St Paul's Way, Bow Common Lane and Ackroyd Drive) and the proposed 'Home Zone' road network. The siting links the proposed with the retained blocks. The development comprises a mix of part 3, 5, 6, 7 storey blocks within the 'Home Zone' areas and taller 10 storey blocks at the ends and corners. The mass and bulk correlate with the unit types, as the design objective is to provide variety whilst retaining a cohesive overall character.

8.37 Phase 1 consists of seven blocks (A-G). Blocks A, B and C create the frontage to St Paul's Way. Blocks D, E, F, G and H front onto a new road which is steered by the 'Home Zone' principles. The proposed units front directly on the road network and look over the communal open spaces. The design methodology comprises a contemporary approach and the proposed architectural style, form and materials strive to respect the retained buildings. Natural elements (white render) are used where the new development connect with the existing. The design comprise various materials, such as zinc, coloured panels to contrast the brick cladding, and white render to amalgamate the materials and design with the residential character. Balconies are lightweight with timber/aluminium screening panels. The roof (metal finish) is low pitched with eaves projecting slightly.

8.38 Policies CP1, CP4, DEV1 and DEV2 of the IPG Oct 2007 and policies 4B.1, 4B.7 and 4B.9 of

the London Plan 2004 seek to ensure that new development take into account and respect the local character and setting of the development within the site. In particular, it seek to ensure that the siting, scale and bulk of the buildings in relation to the plot size and street patterns integrate effectively whilst the design details and elevations enhance the development and public realm in which it is located.

8.39 Comments received from the Design and Conservation Officer are summarized as:

- Part demolition of existing blocks is well justified and therefore acceptable;
- the nature of movement corridors are pedestrian friendly and provides no through traffic;
- the siting, mass, bulk and design methodology is correct and allows for a mixed and range of housing typologies;
- height variation applied satisfactorily and the proposal fits well in the broad context;
- whilst the proposal may result in loss of open space, the redevelopment proposal provides quality open space with two large courtyard type open spaces at the rear of the scheme;
- the housing typology responds to the character of the open space and is readably accessible; and
- further information required on the junctions between existing and new; detailed elevations and sample materials; landscape plan; sustainable construction

8.40 Overall, it is considered that the proposal would enhance the character of the local street scene through good design and quality finishing. The development creates an accessible and inclusive environment and provides opportunities to create quality open space. As such, the development is considered acceptable and in accordance with the above mentioned policies. It is recommended that conditions require submission of further information, to ensure quality finishing.

Access and Transport

8.41 As mentioned, the new roads within the site would be designed as part of the 'Home Zones' and would create accessible routes for all type of users. These roads would not create through traffic. The proposal provides 120 new car parking spaces (40 spaces within phase 1) and the home zone principles are set to minimize their appearance. It should be noted that the site currently consists of 124 vacant under ground parking spaces and these would be refurbished (as approved under PA/06/0632). As such, a total of 244 spaces would be provided on site. The revised cycle provision is set at 815 cycle parking storage.

8.42 Policy T16 of the UDP and policies DEV17, DEV18 and DEV19 of the IPG Oct 2007 require new development to take into account the operational requirements of the proposed use and the impact (Transport Assessment) of the traffic that is likely to be generated. In addition, policy objectives seek to ensure that the design minimizes possible impacts on existing road networks, reduce car usage and where necessary provide detailed mitigation measures, to enable the development to be acceptable in planning terms.

8.43 The Transport Assessment, revised parking (car and cycle) provision and draft Travel Plan were assessed by Highway Officers and the following conclusions were made:

- Impact on road network (junctions) needs further mitigation which is likely to result in the provision of financial planning contribution for works requiring upgrading of junctions to allow for the increase development traffic;
- The car parking space should include the provision of 10% towards disabled users;
- Overspill onto road network should be prohibited by way of excluding residents from applying for on-street parking permits;
- Cycle parking is noted but further provision is required for non-residential uses;

- The draft travel plan and implementation should be secured by way of S106 agreement; and
- Further information required for servicing and delivery of goods to non-residential uses. This should include swept path analysis.

8.44 The number of car parking spaces (30% of total number of units) is supportable in light of Planning Standard 3 contained in the IPG (Oct 2007) and the London Plan that specifies a *maximum* car parking provision of 0.5:1 for residential units. Both TfL and the Council's highways department have expressed support for the level of parking spaces provided. It is recommended that a condition to secure 10% of this for disabled users and that a detailed management plan be submitted for approval. Furthermore, it is recommended that the proposal be subject to a 'car-free' development.

8.45 The revised cycle storage provision of 815 spaces is noted. It is recommended that a condition to require full details of the layout, access, security and management be added. Furthermore, it is recommended that the full planning application require revised plans to provide at least 8 cycle storage spaces of the non-residential uses.

8.46 St Paul's Way is used as a local bus route and the local road network experiences congestion at busy junctions. It is recommended that further investigation work be conducted on the possible impact on immediate junctions. The applicant should contribute towards these works and these should be secured by way of a Section 278 highway agreement, to mitigate the additional development traffic requirements.

Energy

8.47 Policies 4A.7, 4A.8 and 4A.9 of the London Plan sets out that the Mayor will and the boroughs should support the Mayor's Energy Strategy and its objectives of reducing carbon dioxide emissions, improving energy efficiency and increasing the proportion of energy used generated from renewable sources. The latter London-wide policies are reflected in policies CP3, DEV5 and DEV6 of the IPG Oct 2007. In particular, policy DEV6 requires that:

- all planning applications include an assessment which demonstrates how the development minimises energy demand and carbon dioxide emissions;
- major developments incorporate renewable energy production to provide at least 10% of the predicted energy requirements on site.

8.48 The revised energy statements submitted in support of the application set out that the proposed development would have the following:

Existing dwellings

- Existing dwellings are to have thermal upgrades including new double glazing and roof insulation;
- where bathrooms are to be refitted, aerated taps and low flow showers will be fitted to reduce hot water consumption;
- energy efficient lighting with controls will be installed in common parts; and
- after new heating systems expire (likely around 2019), the units would be connected to the agreed spur of the CHP system.

New dwellings

- Dwellings orientated with the principle rooms facing south to utilise solar gains;
- dedicated low energy lighting to all new build dwellings, common areas and community and business space;
- PIR lighting controls in common and commercial areas;
- water saving brassware. Heating and hot water controls;
- increased insulation to external fabrics; and
- natural ventilation.

8.49 A gas fired CHP system will be provided with a proposal to change to bio fuel in the future when the technology becomes more viable. Particulars include:

- A 150kWe gas fired engine with gas fired back up boilers is proposed, at an estimated capital cost of £1.8million;
- the proposed plant room is 300 sqm with a ceiling height of 4.7m, if required the proposed plant room could be extended (the basement could be deeper or expand laterally under the block of flats) provided that such need is quantified to suit the phasing programme;
- the basement will be sized to allow for future expansion to the existing dwellings. Also additional space will be allowed for providing capacity and connections to St Paul's Way Community School and other proposed projects in the local area being developed by Poplar HARCA if it is known at the time of detailed design that these projects will definitely be linked to the system and then only if the basement and flue size does not impact on the delivery of the Leopold Estate regeneration;
- Poplar HARCA will fund the plant room construction as well as the energy efficiency measures inherent in the design of the dwellings and infrastructure, the remaining funding will be provided by the ESCo;
- the contract for the installation and running of the CHP system will be awarded to a reputable and experienced company;
- any income generated will belong to the ESCo and the viability of the CHP proposal will depend on the ESCo making a profit over the contract (15-25 year) period. The identification and use of such surpluses will be declared openly; and
- KPI data on the detailed CHP system would be provided in so far as is practicable on a transparent basis. The applicant will provide detailed monthly loading profiles as they will be required to confirm the system size and as such the figures will be included in the detailed strategy to be submitted to LBTH in the future.

8.50 The above mentioned and following commitments have been made by the applicant and need to be secured. It is recommended that it be secured by S106 legal agreement or associated conditions. These include:

- 10% renewable energy provision of the community centre;
- connection of existing 335 units (to be refurbished) to the CHP system no later than 2019;
- commitment towards connections to other local facilities within Poplar HARCA control;
- commitment to negotiations between relevant parties (e.g. school and surrounding sites) to explore how connections can be made to link with the proposed CHP system, which includes feasibility studies for proposed links.

8.51 In view of the above commitments and recommendation to secure these by agreement and conditions, the application would be acceptable and would comply with the energy principles as detailed in the London Plan and policy DEV6 of the IPG Oct 2007.

Amenity

8.52 With regard to the sunlight and daylight into the buildings and the impact on the amenity space in terms of overshadowing, the applicant has demonstrated in the 'Sunlight/Daylight - Phase 1' Report that only 2% (7 out of 380) of the habitable rooms of the units in phase 1 fall below relevant BRE guidelines. These are either living rooms or bedrooms and in light of these being within dual aspect units, it is considered that the development is acceptable in this urban context. The scheme has been designed to ensure that it has no adverse affect on the amenity of surrounding premises in terms of overlooking. It is recommended that a condition require full assessment of further phases, with regard to sunlight and daylight to proposed units as well as its impacts on surrounding buildings.

Air quality

- 8.53 Policy 4A.6 of the London Plan 2004 and policies CP3 and DEV11 of the IPG Oct 2007 set out specific air quality strategies and objectives. They seek to ensure that air quality assessments are undertaken at the planning application stage. The Council's Air Quality Action Plan provides key actions to ensure that proposed mitigation measures are acceptable to reduce impacts to acceptable levels. The application site is located within an Air Quality Management Area.
- 8.54 The scoping opinion requires full details regarding possible traffic generated by the scheme and its impacts on air quality, including details on the capacity of the transport infrastructure. The submitted air quality statement was reviewed and the methodology is considered acceptable. However, it is considered that further investigation and mitigation measures should be conducted to ensure that the development provides for an acceptable and sustainable development. Conditions on both applications would require updated Air Quality Assessments.

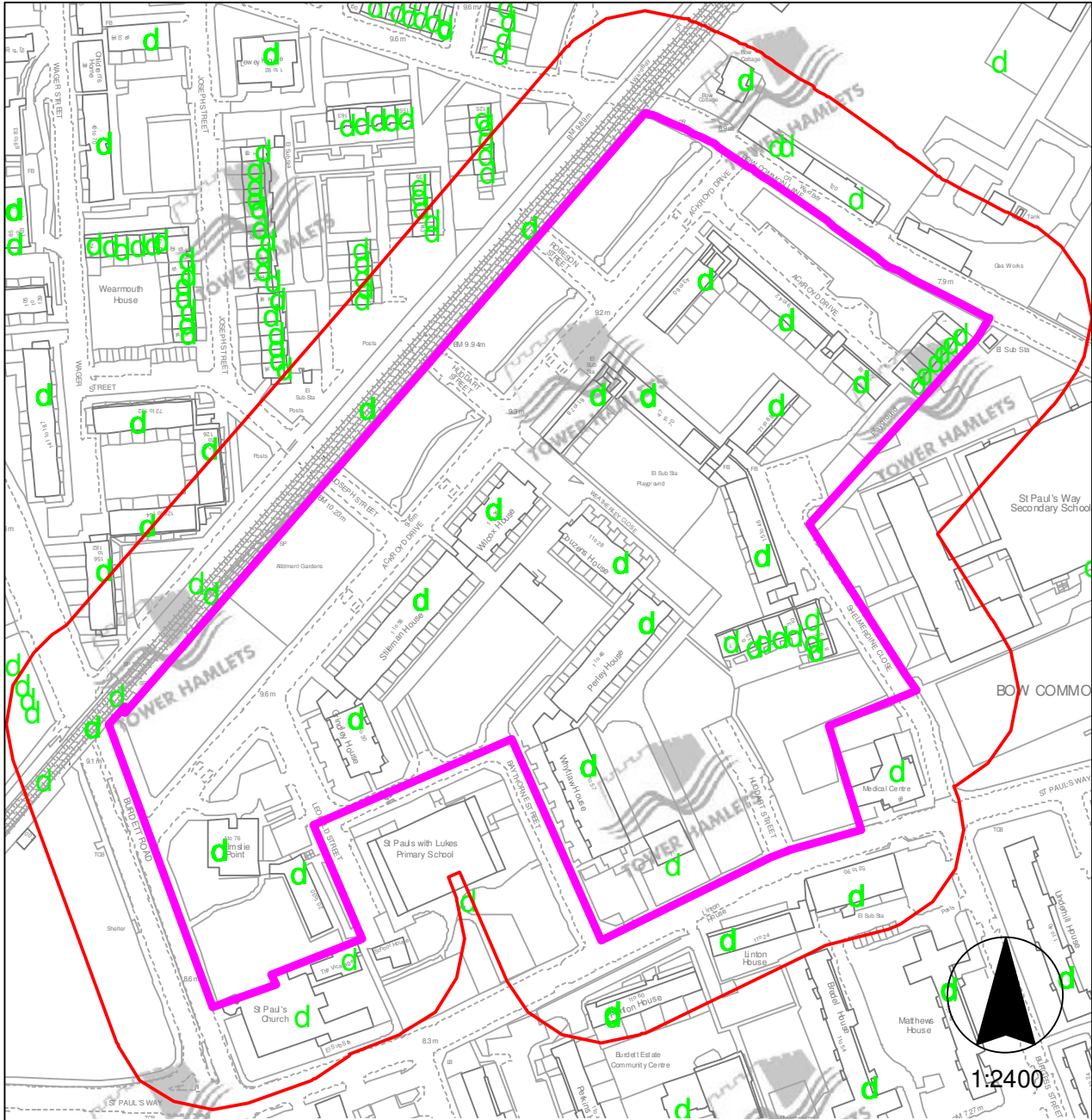
EIA

- 8.55 The Environmental Statement and further information/clarification of points in the ES have been assessed as satisfactory by Council's independent consultants. Mitigation measures required are to be implemented through conditions and Section 106 obligations.

Conclusions

- 8.56 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.

Site Map



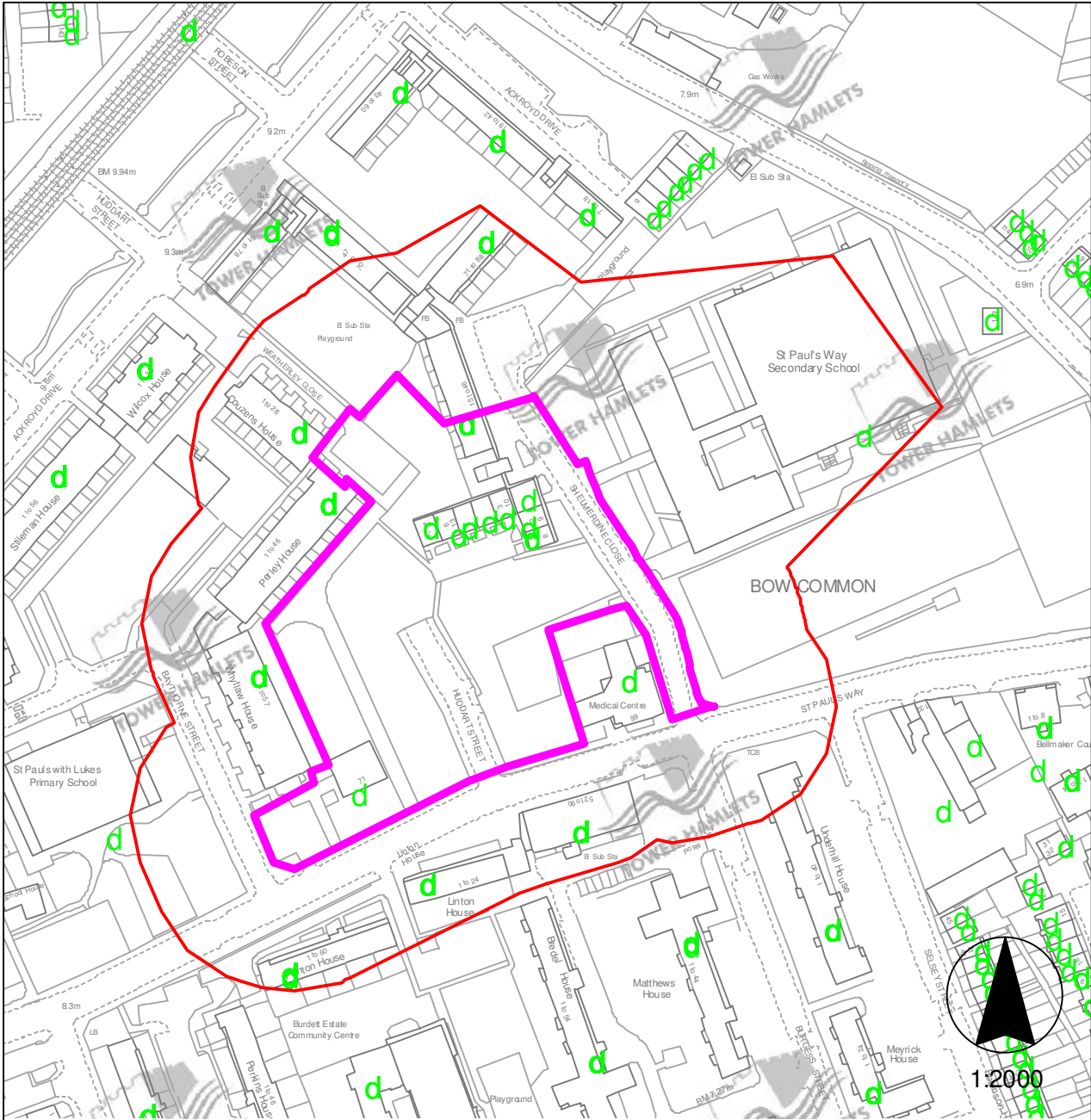
Legend




- Planning Application Site Boundary
- Consultation Area
- d Land Parcel Address

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PA/06/00518 - Leopold Estate, London.

Site Map



Legend					
	Planning Application Site Boundary		Consultation Area		Land Parcel Address

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