

Agenda Item number:	6.2
Reference number:	PA/15/00641
Location:	Land at corner of Broomfield Street and Upper North Street known as "Phoenix Works", London, E14 6BX
Proposal:	Demolition of existing buildings on the site and erection of buildings that range in height from 3 to 14 storeys containing 153 units including 28 undercroft and surface car parking spaces and a central landscaped courtyard.

1.0 AMENDMENT TO PLANNING APPLICATION

- 1.1 Since the publication of the committee report, the applicant has amended the application to increase the affordable housing provision to 35.1% by habitable room. This is as a result of an additional 3 bed shared ownership property (at the expense of an open market property) located in the base of the tower adjacent to the Limehouse Cut.
- 1.2 The additional affordable housing provision is welcome and now meets Tower Hamlets planning policy target set out in policy DM3 of the Local Plan which seeks affordable housing provision within a 35% to 50% range.
- 1.3 The amendment to the application has no implications for density as measured by the London Plan Density Matrix or residential quality as set out in the Committee Report. The change in tenure increases the amenity space requirement by 6sqm such that the proposed amenity space exceeds the policy requirement by 109sqm rather than 105 sqm. The split between the different tenures of affordable housing changes from 68:32 to 66.5:33.5. In terms of the mix of unit sizes, the amendment has a very minor implications and a revised mix table is set out below [the previous mix is shown in brackets]:

Ownership	Type	Policy requirement (%)	Proposed mix (%)
Private	Studio	0	0
	1 bed	50	31.8 [31.5]
	2 bed	30	55 [55]
	3 bed	20	12.7 [13.5]
	4+ bed	0	0
Intermediate	Studio	0	0
	1 bed	25	0
	2 bed	50	73 [79]
	3 bed	25	27 [21]
	4+ bed	0	0
Affordable Rent	Studio	0	0
	1 bed	30	28.5
	2 bed	25	28.5

	3 bed	30	32
	4+ bed	15	11

2.0 CORRECTIONS

- 2.1 Paragraph 2.2 refers to 'oyster card membership' under the bullet point entitled Residential Travel Plan should read 'cycle hire membership'. The same applies to paragraph 9.196.

Paragraph 9.105 incorrectly stated the sunlight levels to the flats within the proposed development. There are 337 windows in the proposed development that face 90 degrees due south. Of those 311 pass the BRE annual sunlight standards (92%) and 324 pass the winter sunlight standards (96%).

Paragraph 9.116 should read '38 out of 60' rather than '45 out of 60'.

Paragraph 9.124 should read as follows:

'For this property [E-pad] 4 of the windows will not meet the VSC standard out of the 31 tested. These VSC reductions are between 20.4% and 26%. The rooms these windows serve generally have good ADF values of 0.8, 2, 2.6 and 2.6. The room that has an ADF value of 0.8 is a bedroom which is less sensitive to daylight (the BRE target for a bedroom is 1% ADF). The daylight distribution test is passed for all the rooms in this development apart from the aforementioned bedroom which is just below the relevant standard (74% compared to a target of 80%).'

Paragraph 9.128 is not fully correct. There is one window within 1-5 Broomfield Street which does not pass the VSC test. However, that same room is served by window with a VSC in excess of 27% (i.e. which does meet the test) and the room meets the daylight distribution standard.

Paragraph 9.49 and 9.152 refer to 'Bell Common Bridge' it should read 'Bow Common Bridge'.

3.0 IMPACT ON LOCAL SERVICES AND INFRASTRUCTURE

- 3.1 Additional information has been provided by relevant Council departments, and is set out below, by the relevant Council departments on the impact of the development on local schools and health facilities along with a progress report on the improvement works to Bartlett Park.

Education

- 3.2 The Council is taking a positive approach to planning for the social and physical infrastructure necessary to support the growth in homes and jobs across the Borough over the next 15 years and beyond, through its Local Development Framework. The Inspector, in his report into the Managing Development Document, supported all of the Council's site allocations for infrastructure provision. This would enable the delivery of a range of infrastructure including new primary and secondary schools, health facilities, local parks and IDEA Stores.

- 3.3 The Managing Development Document (2013) includes the allocation of private development sites for 2 new secondary schools and a minimum of 5 new primary schools. These allocations would complement the Council's proposals to expand its existing school estate and use of its own land to provide new school places. In a number of cases your officers are in discussions about opportunities for new educational facilities on sites not explicitly allocated for such a purpose but could well contribute positively towards mixed use solutions and complement formal allocated school sites.
- 3.4 The approach to planning for school places takes into account committed and potential development as well as demographic projections. This information is updated annually to ensure it is kept relevant.
- 3.5 There are a number of local primary schools which are within easy access to children on this site, including St Saviours, Culloden, Woolmore, Lansbury Lawrence and Bygrove.
- 3.6 It is anticipated that the former Bromley Hall School site, located approximately 800 metres from the site will provide a new 2 form entry primary school by September 2018. The proposal was approved by Cabinet in May 2015.
- 3.7 In terms of secondary school places, there are new buildings Langdon Park and St Paul's Way. Bow School has doubled in capacity from under 1,000 school places to 2,000 school places. For secondary schools, there is an expectation that students are able to travel further to secondary school than to a local primary school and the LA plans provision across the borough as a whole on that basis.

Health

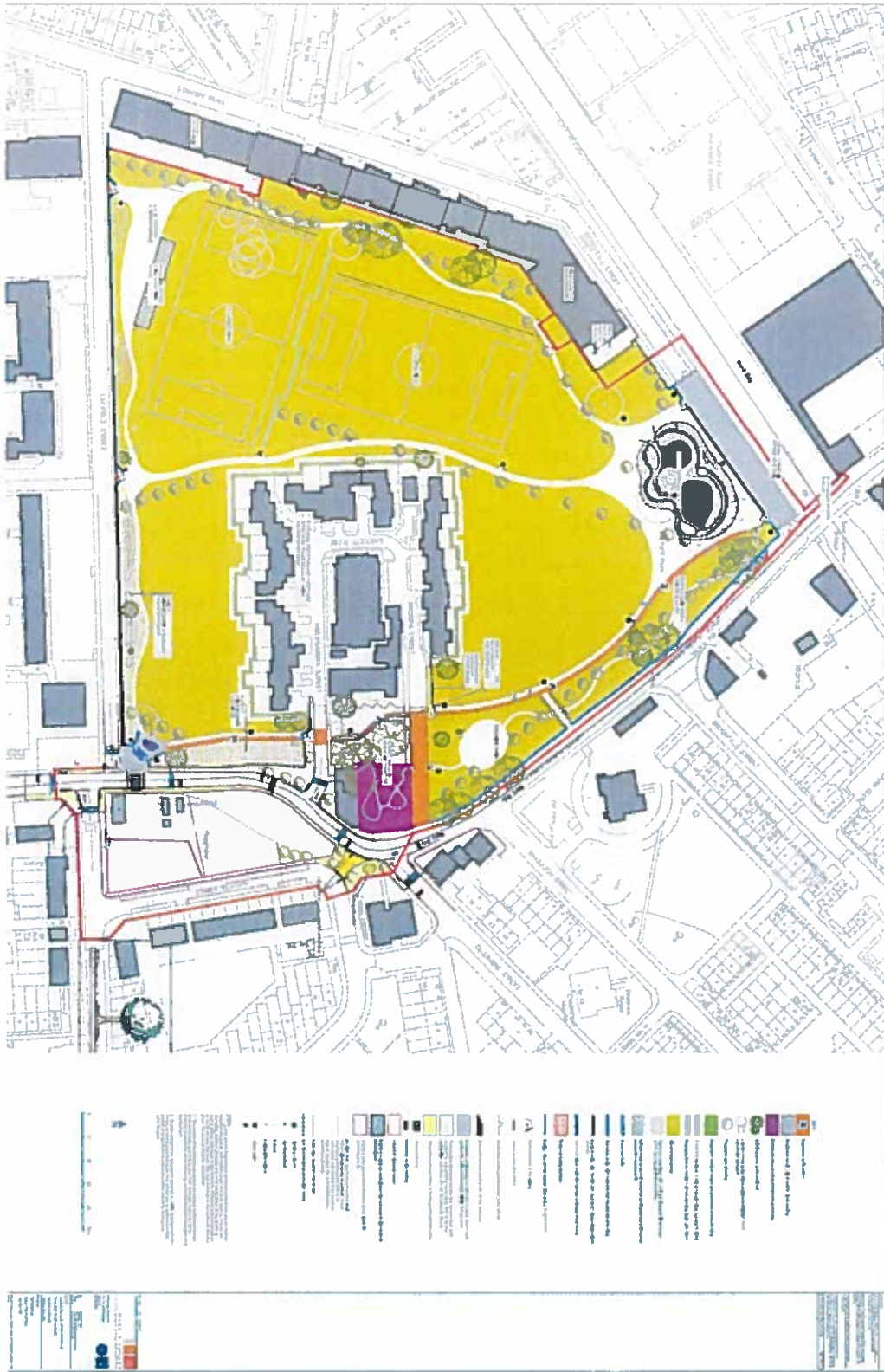
- 3.8 There are currently 4 practices in the primary care network that covers the area in which the development is located. The nearest practice is the Chrisp Street Health Centre which currently has GP, patient ratio of 1:1360 as compared to the maximum target ratio of 1:1800. The development is also within easy reach of Newby Place which has two practices, Newby Place Health and Wellbeing Centre and All Saints Practice with Aberfeldy Practice being slightly further away. Together, these have combined list size of 30 856, 19.1 whole-time equivalents GPs and, therefore, a GP patient ratio of 1:1610.
- 3.9 Furthermore, in the short term the Council has already agreed funding (from previous Section 106 agreements) to convert some non-clinical space to clinical space at the Aberfeldy practice and NHS Tower Hamlets Clinical Commissioning Group (CCG) is considering a proposal to add further capacity to Chrisp Street by addition of an additional storey.
- 3.10 CCG with its partners is currently conducting a strategic review of the existing estate to look at long term requirements. This will feed into the refresh of the Council's Local plan which will help identify opportunities for new premises together with the ability to safeguard sites for new health infrastructure. It would also be included in the infrastructure plan which form part of the local plan and would allow for prioritisation of potential scheme in relation to CIL funding.

Bartlett Park

- 3.11 The Communities, Localities and Culture Directorate have developed a Masterplan, copied below, for the redevelopment of the park. The works will include, relocating

existing football, providing purpose built changing rooms, closing Cottall St to vehicular traffic and extending the park northwards. The Masterplan also includes new landscaping tree planting, boundary treatment, lighting, children's play area, outdoor exercise area and community growing garden.

- 3.12 The £3.86m project budget (of which £0.5m is for the delivery of inclusive children's play facility) is fully funded and works are scheduled to start on site in June 2016.
- 3.13 The proposed park improvements would be of significant benefit to the locality and would assist in mitigating the increased pressure of recently built and proposed development in the area.



4 RECOMMENDATION

4.1 Officers' original recommendation to **GRANT** planning permission for the proposal as set out in the report to the Strategic Development Committee remains unchanged.

