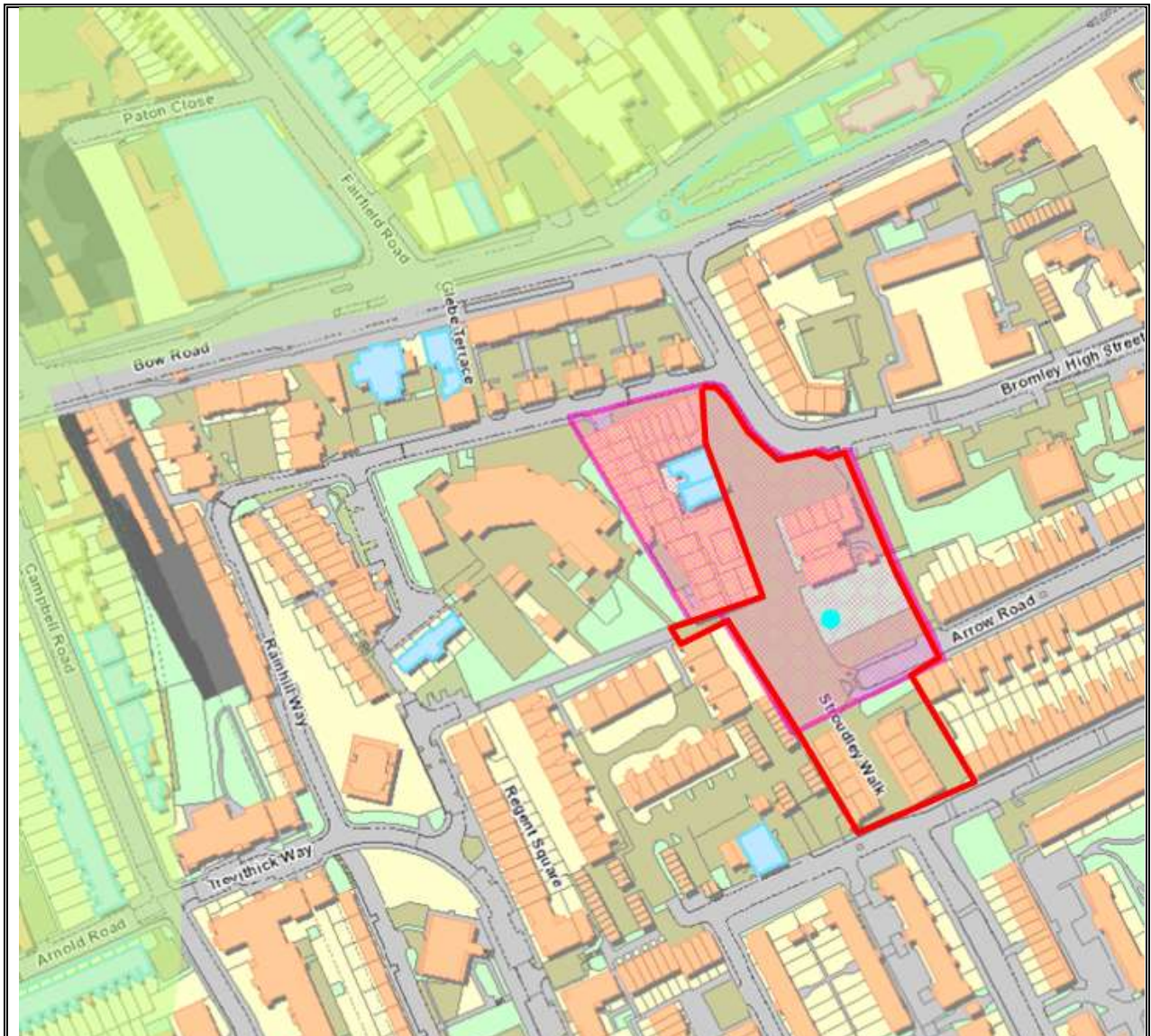









Pre-application presentation

Reference	PF/18/00163
Site	Stroudley Walk Market, Stroudley Walk, London
Ward	Bromley North
Proposal	Redevelopment of the site to provide approximately 284 residential units, retail and commercial floorspace, new public realm and a new neighbourhood centre.
Applicant	Muse Developments Ltd
Architect/agent	RMA Architects
Case Officer	Kevin Crilly
Key dates	Pre-application request submitted 24 th October 2018 Pre-app discussions began on 30 th November 2018

SITE PLAN



<p>Site Plan</p> <p> Grade II Listed Building</p> <p> Conservation Area</p> <p> Neighbourhood Centre</p> <p></p>	<p>Planning Applications Site Map PF/19/00163</p> <p>This site map displays the Planning Application Site Boundary and the extent of the area within which neighbouring occupiers / owners were consulted as part of the Planning Application Process</p>	 <p>TOWER HAMLETS</p> <p>London Borough of Tower Hamlets</p>
		<p>Date: 04 February 2020</p>

1. BACKGROUND

- 1.1 The National Planning Policy Framework and the National Planning Practice Guidance promote early engagement between developers and Local Planning Authorities at the pre-application stage, prior to submitting a planning application. The Council welcomes pre-application discussions and has a well-established process to facilitate this. In March 2019 the Council's Development and Strategic Development Committees considered a draft protocol for pre-application presentations. The protocol is now incorporated in the Committee Terms of Reference. The Council's updated Statement of Community Involvement also highlights the importance of pre-application engagement and the role of elected members and local communities in this stage of the planning process.
- 1.2 This report updates the Strategic Development Committee on progress made and issues identified in respect of pre-application discussions for the proposed redevelopment of the Stroudley Walk site.

2. DESCRIPTION OF THE PROPOSAL

- 2.1 Pre-application advice is being sought for the redevelopment of the site consisting of the demolition of the existing buildings and the construction of four buildings of between four and twenty five storeys in height to provide 284 new residential units, the provision of commercial space at ground floor level and improvements to the public realm.
- 2.2 The proposed housing mix and tenure have not been agreed but would be required to meet Local Plan policy targets including a minimum of 35% affordable housing on the additional units.

3. SITE AND SURROUNDINGS

- 3.1 The pre-application site is currently occupied by a series of mixed use buildings with retail on the ground floor and residential accommodation above, alongside areas of open space and poor quality public realm.
- 3.2 The site forms part of the Bow Bridge Estate and currently contains an 11-storey tower (Warren House), a row of shops with dwellings above, a GP surgery, open space and a car park. The total number of dwellings currently on the site is 52 (22 x one-bed and 30 x two-bed units). This is made up of 50 Social Rent units (21 x one-bed 2-persons and 29-two bed 4-persons units). There are also two privately owned units. The existing residential units and the majority of the retail units are currently unoccupied.
- 3.3 The site is located within the Stroudley Walk Neighbourhood centre. The grade II listed former Rose and Crown Public House is located to the north west of the site within Fairlie Court. The site is not located within, or adjacent to, a conservation area but the development would be visible from the nearby Fairfield Road Conservation Area to the north of the site.

4. RELEVANT PLANNING HISTORY

Application site

- 4.1 PA/10/00373 - Outline application for demolition of existing buildings and redevelopment providing 379sq.m retail space (Use Classes A1/ A2/A3), up to 154 sq m community space (Use Class D1) and 130 new dwellings - **Approved but not implemented**

- 4.2 PA/10/00374 - Full Planning Application to erection of a part 3, part 5 storey building to accommodate 19 residential units comprising 10 x one bedroom, seven x two bedroom, one x three bedroom and one x four bedroom units. - **Approved but not implemented**

5. PUBLICITY AND ENGAGEMENT

- 5.1 The applicant has undertaken their own public consultation events which have included public consultation events, leafleting and meeting with local stakeholders.
- 5.2 Two public consultation events were undertaken in October 2018 which engaged with 43 participants
- 5.3 In November 2018 the applicant had a stall within Stroudley Walk Market and engaged with another 20 participants.
- 5.4 A second stage of consultation was undertaken in 2019 which included a number of public events. This resulted in the consultation generating more than 350 feedback forms and approximately 1,000 comments. Key comments received through doorstep and exhibition conversations with residents and businesses were:
- Urgency of redevelopment – many residents told us they wanted to see the site redeveloped and transformed as soon as possible;
 - Crime & anti-social behaviour;
 - Demand for retail spaces;
 - Family-sized affordable homes;
 - Car parking.
- 5.5 The applicant has also utilised a dedicated website and Facebook to engage more widely with residents.
- 5.6 The proposal was present to the Council's Conservation and Design Advisory Panel (CADAP) on 14th October 2019. The panel's written response acknowledged that this development presented great opportunity and were encouraged that there was an aspiration to improve the quality of the existing town centre. However the panel raised some issues where it was felt more work was required. The main points raised by the panel are summarised below.
- The applicant should explore a wider site boundary to deliver a more comprehensive development
 - Concerns over the scale of the tall building
 - Concerns over the design of the tall building which could benefit from a calmer appearance.
 - Concerns regarding surrounding residential amenity.

6. RELEVANT PLANNING POLICIES AND DOCUMENTS

- 6.1 The Development Plan comprises:
- The London Plan 2016 (LP)
 - Managing Growth and Sharing the Benefits - Tower Hamlets Local Plan 2031 (2020)
- 6.2 The Emerging Development Plan comprises:
- The Draft London Plan (DLP)

On the 9th of December 2019, the Mayor published his 'intend to publish' version of the London Plan. This version of the plan responds to the Inspector's recommendations. This

will now be sent to the Secretary of State. The Secretary of State can then issue a direction which requires the GLA to amend the Plan if required. The Plan cannot be published (adopted) until these points have been addressed. It is anticipated that the final Plan will be published circa March 2020

6.3 Other policy and guidance documents relevant to the proposal are:

- The National Planning Policy Framework (2019)
- National Planning Practice Guidance (updated 2019)
- BRE - Site Layout Planning for Daylight and Sunlight (2011)
- London Housing SPG (updated 2017)
- London Housing Affordable Housing and Viability SPG (2017)
- LBTH Planning Obligations SPD (2016)

7. PLANNING ISSUES

7.1 The following key planning issues have been identified at the pre-application stage.

Land Use

7.2 The application site is located within the Stroudley Walk Neighbourhood Centre. Local Plan policy requires new developments within neighbourhood centres to ensure sufficient provision of local shops and services to meet the day-to-day needs of local communities. The proposal would include the relocation and re-provision of the commercial floor space.

7.3 The existing site includes a Health Centre use. The applicant has indicated that this is no longer required and the Health Centre is relocating to Wellington Street. In order to comply with Local Plan policy the applicant would be required to demonstrate that this use was no longer needed or that a facility of a similar nature is re-provided elsewhere within the same catchment

7.4 The proposed delivery of additional residential units is considered appropriate for the site location.

Housing

7.5 Local Plan policies require at least 35% affordable housing to be provided (excluding any re-provision of existing) in broad alignment with the Council's prescribed housing mix as set out in the Local Plan. The London Plan requires the maximum reasonable amount, subject to viability, to be provided.

7.6 The tenure and unit mix of housing has not been agreed but Local Plan policy requires the re-provision of the existing affordable units as a starting point. The Council's 35% affordable target and 70:30 tenure split would then apply to the uplift in housing above the re-provision of existing units. The proposal would be required to provide a range of housing sizes to meet Local Plan policy.

7.7 A revised affordable housing offer was received by officers on 3rd February 2020. This proposes 50% affordable housing overall which would equate to a 35% uplift within the additional housing. In terms of tenure split between affordable rent and shared ownership this revised proposal would deliver a 64:36 split in favour of affordable rent. The applicant has advised that this revised offer is dependent on external funding and negotiations to

secure this are ongoing. The details of the proposed unit mix have not been agreed but officers would require these to meet Local Plan policies.

- 7.8 The proposed development would be required to provide sufficient child playspace and amenity space for new residents to comply with Local Plan policies. The quantum of playspace required will depend on the mix and tenure of housing proposed.

Design, heritage and building heights

- 7.9 Planning policy requires high-quality designed schemes that reflect local context and character and provide attractive, safe and accessible places that safeguard and where possible enhance the setting of heritage assets.
- 7.10 Pre-application discussions are ongoing in relation to the design and materiality of the development.
- 7.11 Part 1 of the Local Plan Tall Building policy D.DH6 sets out the criteria for assessing the appropriateness of a tall building. The policy further directs tall buildings towards the designated Tall Building zones. Outside these zones, tall building proposals will be supported provided they meet the criteria set out in Part 1 of the Tall Building policy and can demonstrate how they will:
- a) be located in areas with high levels of public transport accessibility within town centres and/or opportunity areas
 - b) address deficiencies in the provision of strategic infrastructure
 - c) significantly strengthen the legibility of a Major, District or Neighbourhood Centre or mark the location of a transport interchange or other location of civic or visual significance within the area, and
 - d) not undermine the prominence and/or integrity of existing landmark buildings and tall building zones

- 7.12 The pre-application site is not located within a tall building zone but is located within the Stroudley Walk Neighbourhood Centre. The proposed tallest building would be 25 storeys in height. This building has been reduced in height from 28 storeys during pre-application discussions. Whether the scale of the building is appropriate for this location within a neighbourhood centre remains an unresolved issue.

Placemaking

- 7.13 During pre-application discussions officers queried the potential for expanding the site boundary to incorporate the redevelopment of Fairlie Court to the north west of the site. The applicant has proposed some façade improvements to Fairlie Court but the redevelopment as part of this proposal is considered unmanageable by the applicant due to ownership constraints within Fairlie Court.

Neighbouring Amenity

- 7.14 Planning policy seeks to protect and where possible improve the amenity of surrounding neighbouring properties and provide a good standard of amenity for all future occupants of development proposals. The application will be accompanied by necessary technical documents, such as daylight and sunlight assessments and noise reports which will be reviewed by the Council's relevant specialist teams.

Transport and Servicing

- 7.15 Planning policies promote sustainable modes of travel and limit car parking to essential user needs. They also seek to secure safe and appropriate servicing. The development proposes cycle parking across the site to serve the new buildings which would be located within buildings A and D. The development is proposed to be car free with the exception of blue badge car parking spaces located on Arrow Road.
- 7.16 Servicing arrangements would be located predominantly on Bromley High Street with bollarded access to Stroudley Walk for emergency vehicles.

Environment

- 7.17 Planning policies seek to secure a range of sustainable development outcomes including net biodiversity gains whilst not impacting on existing protected species; the implementation of efficient energy systems which seek to minimise carbon emissions and to secure effective strategies for addressing matters relating to contaminated land and sustainable urban drainage.
- 7.18 The developer will be providing necessary technical information pertaining to the above matters as part of the planning application.

Infrastructure Impact

- 7.19 The proposed development will be liable to the Council's and the Mayor of London Community Infrastructure Levies (CIL) and planning obligations to be secured under Section 106 of the T&CP Act 1990,

8. RECOMMENDATION

- 8.1 The Committee notes the contents of the report and pre-application presentation.
- 8.2 The Committee identifies any other planning and design issues or material considerations that the developer should take into account at the pre-application stage, prior to submitting a planning application.

9. APPENDIX – IMAGES







