

**STRATEGIC DEVELOPMENT COMMITTEE 18 AUGUST 2021  
UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING CONTROL**

<b>Agenda item no</b>	<b>Reference no</b>	<b>Location</b>	<b>Proposal / Title</b>
5.1	PA/20/01402	2 Trafalgar Way, London, E14 5SP	<p>Redevelopment of the site to provide a new mixed use building including student accommodation units and associated uses (Sui Generis), residential units (Class C3), office (Class B1), shops/cafes (Class A1/A3) and a restaurant/takeaway (Class A3/A5) arranged over a 4 storey podium with three taller elements of 46, 36 and 28 storeys (with roof-top plant and basements), alongside parking, landscaping, public realm and other associated works.</p> <p>This application is accompanied by an Environmental Statement.</p>

**Corrections**

- 1.1 At paragraphs 2.1 and 7.32, the commercial floorspace is stated as '4,127 sqm (GIA)'. This should read '4.129sqm (GIA)'.
- 1.2 At paragraph 6.4, the 'National Planning Policy Framework (2019) should read the 'National Planning Policy Framework (2021)
- 1.3 At paragraph 7.2, the sentence 'At a National level NPPF highlights the importance of boasting housing supply, with paragraphs 59 and 61 setting out the importance of providing for specific housing groups, such as students' should be amended to read 'At a National level, the NPPF highlights the importance of boasting housing supply, with paragraphs 60 and 62 setting out the importance of providing for specific housing groups, such as students'.
- 1.4 At paragraph 7.5, the reference to 'draft' should be deleted, as the London Plan has been adopted.
- 1.5 At paragraphs 7.18 and 7.24, reference to 'paragraph 118' should be amended to read 'paragraph 119'
- 1.6 At paragraphs 7.26, the reference to 'paragraph 80' should be amended to read 'paragraph 81'.
- 1.7 At paragraph 7.45, the reference to 'draft' should be deleted, as the South Poplar Masterplan SPD has been adopted.
- 1.8 At paragraphs 7.49 and 7.75, the Financial Visibility Appraisal was prepared by 'Gerald Eve LLP', not 'JLL' as stated.
- 1.9 At paragraph 7.62, the reference to 'footnote 7' should be amended to read 'footnote 8'.

- 1.10 At paragraph 7.80, the sentence ‘...mid stage (alongside reserved matters applications for both Phase 2 and Phase 3)’ should be deleted. The development is not phased as no mid- stage review is required’.
- 1.11 At paragraph 7.175, reference to ‘Policy 7.2 of the London Plan (2016)’ should be deleted and replaced with ‘Policy D5 of the London Plan (2021)’.
- 1.12 At paragraph 7.176, the sentence ‘Furthermore, the proposed development will provide 27 accessible car parking spaces which will be reserved for use by blue badge holders’, with ‘Furthermore, the proposed development will provide 4 accessible car parking spaces which will be reserved for use by blue badge holders’
- 1.13 At paragraph 7.249 and 7.250, ‘NPPF paragraph 123 (c) should be replaced with ‘NPPF paragraph 125 (c)’.
- 1.14 At paragraph 7.345, bullet point 4 and Paragraph 8.2 part (e), the financial contribution towards child play space is £10,000.00, not £10,00.00 as stated.
- 1.15 At paragraph 7.347, this paragraph to be deleted and replaced with ‘The proposed new residential accommodation meets inclusive design standards. 10% of the new homes will be wheelchair accessible and 4 disabled car parking spaces provided. These standards would benefit future employees and residents, including disabled people, and parents/carers with children. The proposed affordable housing would be of particular benefit to groups that are socially/economically disadvantaged. It is also considered that the application has undergone the appropriate level of consultation with the public and Council.’

### **Clarifications**

- 1.16 For clarification, the non-financial obligation in relation to the implementation and funding of highway works will require the applicant to enter into a s.278 agreement to deliver the following:

#### Trafalgar Way Works

- Widening and resurfacing of the cycleway;
- Widening and resurfacing of the footways;
- Removal of guard railing within the median;
- Narrowing and resurfacing of the carriageway including the provision of new kerbs;
- Provision of graduated raised Toucan pedestrian/cycle crossing at the eastern end of Trafalgar Way;
- Provision of graduated raised crossing at the western end of Trafalgar Way; and
- All necessary alterations to street lighting, drainage, road markings and landscaping.

#### Underpass Entrance Works

- Provision of a new pedestrian and cycle ramp;
- Provision of new stairs to the underpass from Trafalgar Way and Preston’s Road;
- A new lighting strategy;
- A new wayfinding signage; and,
- Landscaping strategy.

The full details including the costs of any design work will be secured by condition 12 (Highways Improvement Works) which must be approved by the Council prior to any works commencing on site.

**Additional Condition**

45. Compliance with Student Management Plan

**2.0 RECOMMENDATION**

2.1 Officer recommendation remains that planning permission should be GRANTED for the reasons set out in the main report and all conditions/obligations.